

CITY OF RENO

Planning Commission

May 5, 2010
Staff Report

Agenda #

V1-3

Ward #

All

CASE No.: TXT10-00009 (Stockpiling)

APPLICANT: City of Reno

REQUEST: This is a request to amend Reno Municipal Code Title 18, "Annexation and Land Development", Chapter 18.08, "Zoning," Section 18.08.201, entitled "Permitted Uses by Base Zone District," Section 18.08.204, entitled "Standards for Temporary Uses and Structures," Chapter 18.12, "General Development and Design Standards," Section 18.12.403, entitled "Erosion Prevention and Sedimentation Control," and Chapter 18.24, "Rules of Measurements and Definition," Section 18.24.203, Entitled "Definition of Words, Terms and Phrases," in order to allow stockpiling in certain zoning districts with specific standards; together with other matters properly relating thereto.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to recommend that City Council approve the text amendment by ordinance.

BACKGROUND: At the February 24, 2010 City Council meeting, City Council initiated an amendment to Title 18 regarding stockpiling standards and directed staff to present the issues to the Neighborhood Advisory Boards (NABs). Council also requested that staff bring the comments of the NABs back to City Council prior to bringing any amendments through the Planning Commission public hearing process.

Throughout the month of March staff attended the NAB meetings with Associated General Contractors (AGC) representatives to discuss the stockpiling issues. A summary of the issues were presented to the NABs. The NABs were supportive of an amendment that would allow stockpiling closer to project sites. Should stockpiling occur in residential zoning districts or adjacent to residentially developed property, the NABs believe that stricter standards should be required. These standards would include limited hours of operation, secured sites, height restrictions, limits on material processing, and limits on the duration of the use. Staff received limited written comments from the NABs regarding this topic (Attached).

ANALYSIS: Stockpiling is typically generated from utility/infrastructure installation projects but can also be generated from private development. Utilities are required to

be installed in all zoning districts at some point. Stockpiling is currently required to be located in industrial districts which are typically located long distances from residential and some commercial zoning districts. By requiring stockpiling to be located long distances from a utility/infrastructure construction site the duration of the project is extended and an increase of truck travel is required. These two symptoms increase truck traffic, increase pollution from the trucks, more quickly deteriorate the surrounding streets, and extend the duration or increase the cost of the construction project.

By allowing stockpiling to be located closer to the actual project site, these symptoms can be reduced. However, staff recognizes that allowing stockpiling within a residential or commercial district can create a separate set of symptoms including: visual impact, noise, hours of operation, and environmental impacts.

Storm water “Best Management Practices” or “BMPs”, are required on all stockpiling sites. The BMPs reduce storm water and air pollution and control on-site erosion associated with stockpiling activities. The BMPs are currently in place and strictly enforced. Staff is not proposing any amendments to these standards.

The proposed ordinance includes a number of standards that will alleviate the other symptoms including hours of operation, height limits, and material processing restrictions.

Stockpiling currently falls under the definition of Outdoor Storage. Outdoor Storage is defined as: “Property used for the long term (more than 72 hours) retention of materials, machinery and/or equipment; regardless of whether materials, machinery or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. New or used motor vehicle sales and rental display and parking shall not be defined as outdoor storage as long as the vehicles are operable.”

Staff recommends that Stockpiling be redefined as a separate temporary land use and be allowed in all zones under certain conditions.

The proposed amendments are located on pages 9, 22, 36, 51, 60, 63, 64, and 120.

LEGAL REQUIREMENTS:

RMC 18.06.302 Amendments to Text of Title 18

FINDINGS:

Amendments to Text of Title 18: In order to adopt an amendment to the text of Title 18, the planning commission and city council shall find the following:

- (1) Text amendments shall be in substantial conformance with the statement of purpose and intent of this Title 18, as set forth Section 18.02.103.

- (2) Text amendments shall be in substantial conformance with the master plan.

Staff: Claudia C. Hanson, AICP, Planning Manager

EXPLANATION: Matter underlined is new; matter in brackets [] is material to be omitted.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE RENO MUNICIPAL CODE TITLE 18, "ANNEXATION AND LAND DEVELOPMENT", CHAPTER 18.08, "ZONING," SECTION 18.08.201, ENTITLED "PERMITTED USES BY BASE ZONE DISTRICT," SECTION 18.08.204, ENTITLED "STANDARDS FOR TEMPORARY USES AND STRUCTURES," CHAPTER 18.12, "GENERAL DEVELOPMENT AND DESIGN STANDARDS," SECTION 18.12.403, ENTITLED "EROSION PREVENTION AND SEDIMENTATION CONTROL," AND CHAPTER 18.24, "RULES OF MEASUREMENTS AND DEFINITION," SECTION 18.24.203, ENTITLED "DEFINITION OF WORDS, TERMS AND PHRASES," IN ORDER TO ALLOW STOCKPILING IN CERTAIN ZONING DISTRICTS WITH SPECIFIC STANDARDS, TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.08.201, the same to read as follows:

Section 18.08.201. Permitted Uses by Base Zone District.

- (a) Interpretation of Summary Land Use Tables. Buildings, structures, and land shall be used only in accordance with the uses permitted in the following Summary Land Use Tables, subject to all other applicable requirements of this chapter and title.
 - (1) Organization of uses and interpretation of table cell entries. The Summary Land Use Tables in the following subsections set forth the principal, accessory, and temporary uses of land, buildings, and structures allowed in each of the base zone districts in the city, except as noted in subsection (b) below for the special purpose zoning districts. Specific uses are organized alphabetically under the following seven broad use categories:
 - a. Residential;
 - b. Commercial Sales and Services;
 - c. Recreation, Entertainment, and Amusement;
 - d. Lodging;
 - e. Institutional, Public, and Community Service;
 - f. Industrial, Manufacturing, Wholesale, Distribution, and Transportation; and
 - g. Other.

The entry in each table cell indicates whether the use may be established in the particular zone district and what type of review procedure is applicable prior to establishment of the use. A blank square or cell shall mean that the use is not allowed in that zoning district as

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a principal, accessory, or temporary use. An entry in the cell indicates the use is allowed in the zoning district subject to compliance with all applicable regulations and with the specific type of review procedure, as indicated by one of the following abbreviations:

TABLE 18.08-4: SUMMARY LAND USE TABLE CELL ENTRIES	
SUMMARY LAND USE TABLE CELL ENTRY	MEANING OF SUMMARY LAND USE TABLE CELL ENTRY
"P"	<ul style="list-style-type: none"> The use is permitted as a principal use in the zoning district by right, and is not subject to a discretionary review procedure.
	<ul style="list-style-type: none"> The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.
"SUP"	<ul style="list-style-type: none"> The use is permitted in that zoning district only after first obtaining a special use permit (SUP) according to the procedures and criteria set forth in Section 18.06.405. A special use permit shall be classified as either "major" or "minor".
	<ul style="list-style-type: none"> The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.
	<ul style="list-style-type: none"> Any specific regulations referenced in the summary use tables are the minimum conditions for approval of a special use permit for the subject use. Additional conditions may also be required during the public hearing process to ensure compatibility of that use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405.
	<ul style="list-style-type: none"> Uses subject to special use permits that do not have additional regulations referenced in the summary use tables may have conditions placed on the proposed use during the public hearing process to ensure compatibility of the use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405.
"SPR"	<ul style="list-style-type: none"> The use is permitted in the zoning district only after first obtaining administrative approval of a site plan review as set forth in Section 18.06.407.
	<ul style="list-style-type: none"> The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.
"A"	<ul style="list-style-type: none"> The use is permitted as an accessory use to a primary use allowed in the zoning district.
	<ul style="list-style-type: none"> Establishment of the specific accessory use listed in the table does not necessarily exclude other land uses that are generally considered accessory to the primary use.
	<ul style="list-style-type: none"> The accessory use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, with the accessory use and structure standards stated in Section 18.08.203 of this chapter, and with all general development and design standards applicable to such accessory use and/or zone district as set forth in this chapter and title.
Blank Cell	<ul style="list-style-type: none"> The use is prohibited in the zoning district.

(2) Additional regulations and references.

- a. General. All allowed uses, whether permitted by-right, conditionally, or by special use permit or site plan review, are subject to all applicable zoning, development, and design standards in this chapter and title.
- b. Base zoning district regulations. Land uses shown in the Summary Land Use Tables may be subject to specific regulations and limitations established in the

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applicable base zoning district. District-specific use and development regulations are found in Article III (District-Specific Standards - Base Zoning Districts) and Article IV (District-Specific Standards - Overlay Zoning Districts).

- c. Overlay zoning district regulations. Land uses shown in the Summary Land Use Tables as allowed in a particular base zoning district may be limited by application of an overlay zoning district. Applicants and property owners should refer the city's official Zoning Maps and to Article IV (District-Specific Standards - Overlay Zoning Districts) below, for applicable overlay zoning provisions.
- d. Use-specific regulations. Allowed uses may also be subject to specific use regulations, as referenced in the "Additional Regulations" column of the Summary Land Use Tables. These additional use-specific regulations are found in Sections 18.08.202, 18.08.203, and 18.08.204 immediately following the use tables, and apply in all zoning districts unless otherwise expressly stated.

(3) Additional thresholds for special use permit review.

- a. Additional special use permit review thresholds. In addition to the establishment of "special use permit" uses in certain zoning districts as indicated by a "SUP" entry in the Summary Land Use Tables, approval of a special use permit is required for certain categories of uses and development activity, regardless of zoning district, as specified in the applicability and exemption provisions of Section 18.06.405 (Special Use Permit). For example, development of commercial uses in a nonresidential zoning district may trigger special use permit review if located adjacent to a major arterial or if located adjacent to residentially zoned property.

(4) Similar and prohibited uses.

- a. The uses permitted in this section are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this section and in the summary use tables below are prohibited. However, additional new and unlisted uses may be permitted by the administrator if it is found that the use is similar to other uses listed and allowed in the same zoning district.
- b. When considering requests for a new land use, the administrator shall consider the potential effects of the use on adjacent properties in terms of requirements for services, visual impact, traffic generation, parking, the extent to which the use is consistent with other uses allowed in the district, and other issues the administrator deems appropriate.

(Ord. No. 5189, § 1, 9-26-00)

(b) Uses Allowed in Special Purpose Zoning Districts. The Summary Land Use Tables in subsections (c) and (d) below do not include the following special purpose base zoning districts:

- (1) Unincorporated Transition (UT) Districts;
- (2) Greenfield Special Purpose Zone Districts;
- (3) PUD Planned Unit Development; and
- (4) SPD Specific Plan District.

Uses allowed in the special purpose districts are stated in Section 18.08.303 of this chapter.

(c) Summary Land Use Table for Residential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
RESIDENTIAL											
Boarding or Rooming House										SUP	
Cluster Development	SUP	SUP	SUP	SUP	SUP	SUP	SUP				§18.08.202(a)(1).
Congregate Care Facility								P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(2). MF14, MF21, MF30: SUP required if 50 or more units; SUP required if 100 or more beds in a dormitory style project.
Convent or Monastery				P							§18.08.202(a)(3).
Fraternity or Sorority House									SUP	SUP	
Group Home	P	P	P	P	P	P	P	P			§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).
Mobile Home Park								SUP	SUP	SUP	§18.08.202(a)(6).
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P		§18.08.202(a)(6).
Multi-Family						SUP	SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(7). All Districts: Parcel/subdivision plat required for condominium conversions. MF14, MF21, MF30: SPR required if more than 4 and less than 50 units; SUP required if 50 or more units.
Nursing Home/Assisted Living Facility								SUP	SUP	SUP	§18.08.202(a)(8).
Private Dorm									P/ SPR/	P/ SPR/	§18.08.202(a)(10). MF21, MF30: SPR review

									SUP	SUP	required if more than 4 and less than 50 units; SUP required if 50 or more units.
Single-Family, Attached/ Condominium Townhouse					P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. SF6, SF9, SF4, MF14, MF21, MF30: SUP required if 50 or more units.
Single-Family, Detached	P	P	P	P	P	P	P	P	P	P	
Single-Family, Zero Lot Line	P	P	P	P	P	P	P	P			
Single Room Occupancy										P/ SPR/ SUP	§18.08.202(a)(10). MF30: SUP required if 50 or more units; SPR required if more than 4 and less than 50 units.

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use									ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS									
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	

PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

COMMERCIAL SALES AND SERVICES

Animal Clinic, Shelter, Hospital or Boarding/Kennel	SUP	SUP	SUP								§18.08.202(b)(2).
Antique/Collectible Store											
Bakery, Retail											
Bar											
Barber/Beauty Shop											
Child Care Center									P	P	§18.08.202(b)(6).
Cleaners, Commercial											
Convenience Store											
Copy Center										P	§18.08.202(b)(8).

Drive-through Facility											
Financial Institution										P	§18.08.202(b)(11).
General Personal Service										P	§18.08.202(b)(13).
General Retail Store or Commercial Use Other than Listed										P	§18.08.202(b)(14).
Laundry, Drop-off/Pickup										P	§18.08.202(b)(17).
Laundry, Self Service										P	§18.08.202(b)(18).
Office, Other Than Listed										P	§18.08.202(b)(19).
Restaurant with Alcohol Service											
Restaurant without Alcohol Service											
TV Broadcasting & Other Communication Service	P	P	P								§18.08.202(b)(25).

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	

PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

RECREATION, ENTERTAINMENT, AND AMUSEMENT

Community Center, Private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP			
Country Club, Private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(c)(1).
Fitness Center									SUP	SUP	
Private Club, Lodge or Fraternal Organization									SUP	SUP	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	
Stable	SUP	SUP									

(Commercial) or; Riding Academy												
Stable (Private)	P	P	P	P								§18.08.202(c)(4).
LODGING												
Bed & Breakfast Inn					SPR	SPR		P	P	P		§18.08.202(d)(1).
Recreational Vehicle Park	SUP											§18.08.202(d)(5).
TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)	
	RESIDENTIAL BASE ZONING DISTRICTS											
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30		
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE												
Cemetery/ Mausoleum	SUP	SUP	SUP									§18.08.202(e)(2).
Church/House of Worship			SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP		
Communication Facility, Equipment Only	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR		§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP		§18.08.202(e)(6).
Electric Utility Substation	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR		§18.08.202(e)(6).
Library, Art Gallery or Museum												
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P		
School, Primary (Public or Private)	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR		§18.08.202(e)(9).
School, Secondary (Public or Private)	SPR	SPR	SPR	SPR	SPR	SPR	SPR					§18.08.202(e)(10).
Transitional Living Facility												
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P		§18.08.202(e)(14).
Utility Installation,	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR		

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Other than Listed												
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant	SUP											
Mini-warehouse				SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(8).
OTHER PRINCIPAL USES												
Farm (No Commercial Slaughtering)	P	P	P									§18.08.202(g)(1)
Poultry & Hog Farm	SUP	SUP										§18.08.202(g)(1)

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)											
Accessory Dwelling Unit (ADU)											§18.08.203(e)(1).
Caretaker Quarters								A	A	A	§18.08.203(e)(1). Accessory to a principal multi-family or nonresidential use only.
Child Care, In Home (1—6 Children)	A	A	A	A	A	A	A	A	A	A	§18.08.202(e)(3).
Child Care, In Home (7—12 Children)	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SPR	A-SPR	§18.08.202(e)(3). Permitted as an accessory use subject to SUP or SPR review procedure as shown.
Community Center, Private									A	A	
Drive-through Facility											
Guest Quarters or Guest House	A	A	A	A	A	A	A	A			§18.08.203(e)(1). Accessory only to a principal single-family detached dwelling unit.
Home Occupation	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).

Satellite Dish	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(4).
Sidewalk Cafes											§18.08.203(e)(4).
Stable (Private)	A	A	A	A							§18.08.202(c)(4).
Tennis Courts	A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(5).
Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(6).
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)											
Garage Sales	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(1).
Temporary Asphalt or Concrete Batch Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP				§18.08.204(d)(2)
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5)
Temporary Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(6)
<u>Temporary Stockpiling</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>§18.08.204(d)(8)</u>

(d) Summary Use Table for Nonresidential Base Zone Districts.

TABLE 18.08-6: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC		
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Boarding or Rooming House							P					
Congregate Care Facility					P/ SUP	P/ SUP	P/ SUP					§18.08.202(a)(2). NC, AC, CC: SUP required if 100 or more units; SUP required if 200 or more beds in a dormitory style project.
Convent or Monastery				SUP			P					
Fraternity or												

Sorority House												
Group Home		P		P	P	P	P					§18.08.202(a)(4).
Hospice		P		P	P	P	P	P				
Manufactured Home												§18.08.202(a)(5).
Multi-Family					P/ SPR	P/ SPR	P/ SPR					§18.08.202(a)(7). All Districts: Parcel/subdivision plat required for condominium conversions. NC, AC, CC: SPR required if more than 4 units.
Nursing Home/ Assisted Living Facility						P						§18.08.202(a)(8).
Private Dorm				P/ SPR/ SUP								§18.08.202(a)(10). PF: SPR required if more than 4 and less than 50 rooms; SUP required if 50 or more rooms.
Single-Family, Attached/ Condominium Townhouse		P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP					§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. PO, PF, NC: SUP required if 20 or more units. AC, CC: SUP required if 100 or more units.
Single-Family, Detached	P	P		P								OS: Minimum lot size shall be 50 acres.
Single-Family, Zero Lot Line												
Single Room Occupancy				P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP					§18.08.202(a)(10). PF, AC, CC: SPR required if more than 4 and SUP not required. PF: SUP required if 50 or more units. AC, CC: SUP required if 100 or more units.

(Ord. No. 5762, § 1, 11-18-05)

TABLE 18.08-6: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Adult Business									P	P	P	§18.08.202(b)(1).
Animal Clinic, Shelter, Hospital or Boarding/ Kennel			P		P	P	P		P	P	P	GO, NC, AC, CC: §18.08.202(b)(2).
Antique/ Collectible Store					P	P	P					
Astrologer, Hypnotist or Psychic Art & Science					SUP	P	P					
Auto Repair Garage and Paint and Body Shop						P	P		P	P		§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental						SUP	SUP		P	P		I: §18.08.302(f).
Automobile Rental						SUP				P		
Bakery, Retail					P	P	P					NC: §18.08.202(b)(4).
Bar						SUP	SUP		P			
Barber/ Beauty Shop		P	P		P	P	P					

Building & Landscape Material/ Lumber Yard						P	P		P	P		CC, I, IC: §18.08.202(b)(5).
Call Center			P			P	P		P	P	P	
Car Wash					SUP	SUP	P		P	P		
Child Care Center			P	P	P	P	P	P	P	P	P	§18.08.202(b)(6).
Cleaners, Commercial					P	P	P		P	P		NC: §18.08.202(b)(7).
Convenience Store					SUP	P	P		P	SUP	SUP	
Copy Center		P	P	SUP	P	P	P		P	P	P	PO: §18.08.202(b)(8).
Custom & Craft Work					P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)(9).
Drive-through Facility						P	P					§18.08.202(b)(10).
Escort Service/ Outcall												
Financial Institution		SUP	P	SUP	SUP	P	P			P/ SUP	P/ SUP	NC, IC, IB: SUP required if drive-through facility.
Freestanding Automated Teller Machine		P	P	P	P	P	P		P	P	P	§18.08.202(b)(12).
General Personal Service		SUP	SUP		P	P	P					PO, GO: §18.08.202(b)(13).
General Retail Store or Commercial Use Other than Listed					P	P	P	P				NC: §18.08.202(b)(14).
Household Goods, Light Service, Repair & Assembly					P	P	P		P	P		All Except I: §18.08.202(b)(15).
Laboratory		P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP	§18.08.202(b)(16). SUP required if use meets "Group H" occupancy (as defined in the building code in effect in the city) or if more than 4,000 sq. ft.

Laundry, Drop-off/ Pickup			P		P	P	P			P		GO, NC: §18.08.202(b)(17).
Laundry, Self Service					P	P	P			P		
Medical Facility, Day Use Only		P	P	P	P	P	P					
Office, Other Than Listed		P	P	P	P	P	P		P	P	P	
Open Lot Parking		SPR	SPR	SPR	SPR	SPR	P		P	P		§18.08.202(b)(20).
Pawn Shop						SUP	SUP					§18.08.202(b)(21).
Pet Store					SUP	P	P					
Plant Nursery/ Garden Supply					P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)(22).
Recording Studio		P	P	P	P	P	P		P	P	P	
Restaurant with Alcohol Service			SUP		SUP	P	P		P	P	P	AC, CC, I, IB, IC: §18.08.202(b)(23).
Restaurant without Alcohol Service		SUP	SUP		P	P	P		P	P	P	
Sale of Low Volume Bulky Goods					P	P	P			P		
Service Station					SUP	P	P	P	P	P		§18.08.202(b)(24).
Tattoo Parlor, Body Painting, & Similar Uses						P	P		P	P		
TV Broadcasting & Other Communica- tion Service		P	P	P	P	P	P		P	P	P	PO, GO, PF, NC, AC, CC: §18.08.202(b)(25).
Wedding Chapel						P						

TABLE 18.08-6: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Casino (see Hotel with Nonrestricted Gaming Operation												
Commercial Amusement/ Recreation (Outside)						SUP	SUP		SUP	SUP		
Commercial Amusement/ Recreation (Inside) other than listed						P	P		P	P		
Country Club, Private												
Fitness Center				SUP	P	P	P		P	P	P	
Gun Range (Indoor)				SUP			SUP		SUP			
Night Club					SUP	SUP	SUP	P				NC: §18.08.302(c).
Pool or Billiard Parlor						SUP	P			P		
Private Club, Lodge or Fraternal Organization		SUP	SUP			P	P	P				
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP			SUP		SUP		SUP	SUP			

Stable (Commercial) or Riding Academy						P	P	P				CC, HC: §18.08.202(c)(3).
Tennis Courts	P	P	P	P	P	P	P	P	P	P	P	All Except OS, HC: §18.08.202(c)(5).
Theater (No Drive-in)				P		P	P		SPR	SPR	SPR	
Video Arcades					P	P	P					
LODGING												
Bed & Breakfast Inn		SPR			SPR	P	P	P				PO, NC: §18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation								SUP				§18.08.202(d)(2). §18.08.202(d)(3).
Hotel (Without Nonrestricted Gaming Operation)						P		SUP				§18.08.202(d)(2).
Hotel- Condominium									P	P		
Motel						P/ SPR/ SUP	P/ SPR/ SUP					AC, CC: SPR required if over 20 units and under 80 units; SUP required if 80 or more rooms.
Motel with Nonrestricted Gaming Operation								SUP				§18.08.202(d)(4).
Recreational Vehicle Park						SUP		SUP				§18.08.202(d)(5).

TABLE 18.08-6: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE												
Blood Plasma Donor Center						P	P			P		§18.08.202(e)(1).
Cemetery/ Mausoleum				SUP		P						§18.08.202(e)(2).
Church/ House of Worship				P	P	P	P			SUP		NC: §18.08.202(e)(4).
College, University, or Seminary			P	P		P	P					
Communica- tion Facility, Equipment Only		SPR	P	SPR	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residentially zoned property.
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residentially zoned property.
Funeral Parlor						P	P					
Government Facility		P	P	P	P	P	P			P	P	
Hospital, Acute & Overnight Care				SUP		P						
Library, Art Gallery or Museum		P	P	P	P	P	P					
Post Office		SPR	SPR	P	SPR	SPR	SPR		P	P		

Prison/ Custodial Institution				SUP								
Public Meal Provider/ Homeless Services									P			§18.08.202(e)(7).
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)				P								§18.08.202(e)(8).
School, Secondary (Public or Private)				P		SPR	SPR					§18.08.202(e)(9).
School, Non-Traditional, Secondary (Public or Private)				P								§18.08.202(e)(10).
School, Vocational/ Trade			P	A		P	P		P	P	P	GO, AC, CC: §18.08.202(e)(11).
Transitional Living Facility				P			SUP					§ 18.08.202(e)(12)
Utility Box/Well House, Back- up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(13).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(12).

(Ord. No. 5762, § 1, 11-18-05)

TABLE 18.08-6: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant									SUP			
Animal & Animal Byproduct Processing									SUP			§18.08.202(f)(1).
Bus or other Transporta- tion Terminal				SUP			P		P	P		CC, IC: §18.08.202(f)(2).
Chemical Processing and/or Manufacture									SUP	SUP	SUP	
Collection Station					SUP	SUP	SUP		P	P		NC, AC, CC: §18.08.202(f)(3).
Crematorium						SUP	SUP		P	P		§ 18.08.202(f)(4)
Food Processing/ Wholesale Bakery							P		P	P	P	
Hazardous Waste									P/ SUP	P/ SUP	P/ SUP	§18.08.202(f)(5). SUP required if use is not ancillary to retail or commercial use, or if facility is more than 4,000 sq. ft.
Heavy Machinery & Equipment (Rental, Sales & Service)									P	P		
Helipad			P	P		P	P	P	P	P		§18.08.202(f)(7).

Indoor Manufacturing, Processing, Assembly or Fabrication			SUP						P	P	P	GO: §18.08.202(f)(8).
Maintenance, Repair or Renovation Business						P			P	P		AC: §18.08.202(f)(9).
Mining, Sand and Gravel Excavation	SUP								SUP			
Mini-warehouse					SUP	SUP	SUP		P	P		AC, CC, NC: §18.08.202(f)(10).
Outdoor Manufacturing, Processing, Assembly or Fabrication									SUP	SUP		
Outdoor Storage									P	P	SUP	I, IC, IB: §18.08.202(f)(11).
Printing & Publishing						P			P	P	P	
Railroad Yard or Shop				P					P			PF: §18.08.202(f)(12).
Rental Store, w/Outdoor storage; Truck Rental						SUP	SUP		P	P		
Salvage or Reclamation of Products (Indoors)									P	P		
Septic Tank Services									SUP			
Showroom					P	P	P					
Taxidermist						P	P		P	P		
Towing & Impound Yard									P	P		§18.08.202(f)(13).
Transfer Station									P			§18.08.202(f)(14).
Truck Stop/Travel Plaza									SUP	SUP		§18.08.202(f)(15).
Truck Terminal									SUP	SUP		
Warehouse/Distribution Center									P	P		

Welding Repair									P	P		§18.08.202(f)(16).
Wholesale of construction materials									P	P	P	I, IB: §18.08.202(f)(17).
Wholesale of products manufactured or assembled on site									P	P	P	
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)									SUP			
OTHER												
Farm (No Commercial Slaughtering)	P											OS: §18.08.202(g)(1).
Poultry and Hog Farm	SUP											OS: §18.08.202(g)(1).

TABLE 18.08-6: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Caretaker Quarters		A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1). Accessory to a principal multi- family or non-residential use only.
Accessory retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.										A		§ 18.08.203(d)(2)
Automobile Rental								A				
Bakery, Retail			A	A				A				
Bar								A				
Barber/ Beauty Shop				A				A				

Bus or other Transportation Terminal								A				
Child Care, In Home (1—6 Children)				A-SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care, In Home (7—12 Children)		A		A-SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care Center		A										§18.08.202(b)(6).
Commercial Amusement/ Recreation (Outside)								A				
Commercial Amusement/ Recreation (Inside)								A				
Community Center, Private												
Copy Center								A				
Drive-through Facility (Food and Beverage Service)			A			A	A			A-SUP	A-SUP	§18.08.202(b)(10). IC, IB: Subject to SUP approval.
Drive-through Facility (Non-Food and Beverage Service)			A			A	A			A-SUP	A-SUP	§18.08.202(b)(10). IC, IB: Subject to SUP approval.
Financial Institution								A	A			
Fitness Center		A	A					A				
Gaming Operation, Restricted		A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service								A				
Government Facility									A			
Gun Range (Indoor)								A				

Home Occupation	A	A		A	A	A	A	A				§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use		A	A	A	A	A	A	A	A	A	A	
Laundry, Drop-off/Pickup								A				
Laundry, Self Service								A				
Library, Art Gallery or Museum								A				
Pet Store								A				
Pool or Billiard Parlor								A				
Post Office								A				
Recording Studio								A				
Restaurant with Alcohol Service				A				A				
Restaurant without Alcohol Service				A				A				
School, Vocational/ Trade				A								
Service Station				A								§18.08.202(b)(25).
Showroom			A						A	A	A	
Sidewalk Cafes		A	A		A	A	A		A	A	A	§18.08.203(e)(5).
Tennis Courts								A				
Theater (No Drive-in)								A				
TV Broadcasting & Other Communication Service								A				18.08.202(b)(26)
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	18.08.203(e)(6)
Warehouse/ Distribution Center				A								

Wedding Chapel								A				
Welding Repair				A								§18.08.202(f)(14).
Video Arcades								A				

TABLE 18.08-6: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
TEMPORARY USES												
See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Temporary Carnival, Circus, Entertainment Event, Amusement Ride				P		P	P	P				§18.08.204(d)(3)
Temporary Christmas Tree Sales Lot & Similar Uses					P	P	P					§18.08.204(d)(4)
Temporary Construction Structures		P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5)
Temporary Open Lot Parking		P	P	P	P	P			P	P		§ 18.08.204(d)(7)
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).

(e) Mixed Use Base Zone Districts.

TABLE 18.08-7-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Boarding or Rooming House	P		P	P		P		P		P		
Congregate Care Facility	P		P	P	P/SPR /SUP	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	SUP	P	P		P	P	P	P	P	P	
Fraternity or Sorority House	SUP		SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	P	P	
Manufactured Home	P		P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).
Multi- Family	P		P	P	P/SPR /SUP	P	P	P	P	P	P	
Mobile Home Park					SUP							§18.08.202(a)(6).
Mobile Home Subdivision					P							§18.08.202(a)(6).
Multi- Family	P		P	P	P/SPR /SUP	P	P	P	P	P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P		P	P	SUP	P	P	P	P	P	P	
Private Dorm	P	P/SPR /SUP	P	P		P	P	P	P	P	P	§18.08.202(a)(10).

Single-Family, Attached/Condominium Townhouse	P/SPR/SUP	P/SPR/SUP	P	P/SPR/SUP	P/SPR/SUP	P/SPR/SUP	P	P	P	P	P/SPR/SUP	§18.08.202(a)(9).
Single-Family, Detached		P		P	P	SUP						
Single-Family, Zero Lot Line	P		P	P	P	P	P	P	P	P	P	
Single Room Occupancy	P	P/SPR/SUP	P	P		P	P	P	P	P		

TABLE 18.08-7-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUCKEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Adult Business										SUP*		§18.08.202(b)(1).
Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P		P	P		P	P	P	P	P		§18.08.202(b)(2).
Antique/ Collectible Store	P		P	P		P	P	P	P	P	P	
Astrologer, Hypnotist or Psychic Art & Science	P		P	P		P	P	P	P	P	P	
Auto Repair Garage and Paint and Body Shop	SUP		SUP			SUP		SUP		SUP		§18.08.202(b)(3).

Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental						SUP						
Automobile Rental	P		P	SUP		SUP	SUP	SUP	SUP	SUP	SUP	
Bakery, Retail	P		P	P		P	P	P	P	P	P	
Bar	P/SUP		P	P		P	P	P	P	P	P	CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Barber/Beauty Shop	P		P	P		P	P	P	P	P	P	
Building & Landscape Material/ Lumber Yard	P			P		P		P				§18.08.202(b)(5).
Call Center	P		P	P		P	P	P	P	P	P	
Car Wash	P		P	P			P	P	P	P		
Child Care Center	P	P	P	P		P	P	P	P	P	P	§18.08.202(b)(6).
Cleaners, Commercial	P		P	P		P	P	P	P	P		
Convenience Store	P		P	P		P	P	P	P	P	P	
Copy Center	P	SUP	P	P		P	P	P	P	P	P	
Custom & Craft Work	P		P	P		P	P	P	P	P	P	§18.08.202(b)(9).
Drive-through Facility	SUP		SUP	SUP				SUP				§18.08.202(b)(10).
Escort Service/ Outcall							P					Shall be at least 1,000 feet from any child care center or facility
Financial Institution	P	SUP	P	P		P	P	P	P	P	P	
Freestanding Automated Teller Machine	P	P	P	P		P		P	P	P		
General Personal Service	P		P	P		P	P	P	P	P	P	

General Retail Store or Commercial Use Other than Listed	P		P	P		P	P	P	P	P	P	
Household Goods, Light Service, Repair & Assembly	P		P	P		P	P	P	P	P	P	§18.08.202(b)(15).
Laboratory	P/SUP	P/SUP	P/SUP	P/SUP		P/SUP		P/SUP	P/SUP	P/SUP		§18.08.202(b)(16).
Laundry, Drop-off/ Pickup	P		P	P		P	P	P	P	P	P	
Laundry, Self Service	P		P	P		P	P	P	P	P	P	
Medical Facility, Day Use Only	P	P	P	P		P	P	P	P	P	P	
Office, Other Than Listed	P	P	P	P		P	P	P	P	P	P	
Open Lot Parking	P	SPR	P	P		P	P	P	P	P		§18.08.202(b)(20).
Pawn Shop	SUP		SUP	SUP								§18.08.202(b)(21).
Pet Store	P		P	P		P	P	P	P	P	P	
Plant Nursery/ Garden Supply	P		P	P		P	P	P	P	P	P	§18.08.202(b)(22).
Recording Studio	P	P	P	P		P	P	P	P	P	P	
Restaurant with Alcohol Service	P		P	P		P	P	P	P	P	P	
Restaurant without Alcohol Service	P		P	P		P	P	P	P	P	P	
Sale of Low Volume Bulky Goods	P		P	P		P	P	P	P	P	P	
Service Station	P		P			SUP		SUP	P	SUP		§18.08.202(b)(24)
Tattoo Parlor, Body Painting, & Similar Uses	P/SUP		P			P	P			P		CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.

TV Broadcasting & Other Communication Service	P	P	P			P	P	P	P	P	P	§18.08.202(b)(25).
Wedding Chapel	P		P	P		P	P	P	P	P	P	

TABLE 18.08-7-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
RECREATION, ENTERTAINMENT, AND AMUSEMENT													
Casino (see Hotel w/Non- Restricted Gaming)													
Commercial Amusement/ Recreation (Outside)	SUP		SUP			SUP	SUP	SUP	SUP	SUP	SUP		
Commercial Amusement/ Recreation (Inside) other than listed	P		P	P		P	P	P	P	P	P		
Community Center, Private					SUP								
Convention Center	SUP*		SUP*				P	SUP*		SUP*	SUP*		
Country Club, Private	P		P	P	SUP	P	P	P	P	P	P		
Fitness Center	P	SUP	P	P		P	P	P	P	P	P		
Gun Range (Indoor)		SUP											

Night Club	SUP		SUP			SUP	SUP	SUP	SUP	SUP	SUP	CRC/GMU SUP adjacent to Residential Master Plan Land Use designation.
Pool or Billiard Parlor	P		P	P		P	P	P	P	P	P	CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Private Club, Lodge or Fraternal Organization	P		P	P		P	P	P	P	P	P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP	SUP	SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Stable (Commercial) or Riding Academy	SUP		P	SUP		P						§18.08.202(c)(3).
Tennis Courts	P	P	P	P		P	P	P	P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	P		P	P	P	P	P	P	
Video Arcades	P		P	P		P	P	P	P	P	P	
LODGING												
Bed & Breakfast Inn	P		P	P	P	P	P	P	P	P	P	§18.08.202(d)(1)
Hotel with Nonrestricted Gaming Operation			SUP*				SUP*	SUP*				§18.08.202(d)(3) DRRC/Key: See Figure 18.08.20A for Specific Locations
Hotel (Without Nonrestricted Gaming Operation)	P		P			P	P	P	P	P	P	§18.08.202(d)(2) CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.

Hotel- Condominium	P		P			P	P	P	P	P	P	
Motel	P		P									CRC/GMU: see § 18.08.405(d)
Motel with Nonrestricted Gaming Operation												
Recreational Vehicle Park	SUP		SUP	SUP				SUP				§18.08.202(d)(5).

TABLE 18.08-7-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS										
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	

PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICES

Blood Plasma Donor Center	P		P	P		P	P	P	P	P	P	§18.08.202(e)(1).
Cemetery/ Mausoleum						P	P	P	P	P		§18.08.202(e)(2).
Church/ House of Worship	P	P	P	P	SUP	P	P	P	P	P	P	
College, University, or Seminary	P	P	P	P		P	P	P	P	P	P	
Communica- tion Facility, Equipment Only	P	SUP	P	P	SUP	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	SUP	SPR	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Funeral Parlor	P		P	P		P		P	P			
Government Facility	P	P	P	P		P	P	P	P	P	P	

Halfway House	SUP	P		SUP		SUP		SUP				§18.08.202(e)(7).
Hospital, Acute & Overnight Care	P	SUP	P	P		P	P	P	P	P	P	
Library, Art Gallery or Museum	P	P	P	P		P	P	P	P	P	P	
Post Office	P	P	P	P		P	P	P	P	P	P	
Prison/ Custodial Institution		SUP				SUP						
Public Meal Provider/ Homeless Services										SUP		§18.08.202(e)(8).
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)	P	P	P	P	SPR	P	P	P	P	P	P	§18.08.202(e)(9).
School, Secondary (Public or Private)	P	P	P	P		P	P	P	P	P	P	§18.08.202(e)(10)
School, Non-Traditional, Secondary (Public or Private)		P				P						§18.08.202(e)(11).
School, Vocational/ Trade	P	A	P	P		P	P	P	P	P	P	§18.08.202(e)(12).
Utility Box/ Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).

TABLE 18.08-7-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant												
Animal & Animal Byproduct Processing												§18.08.202(f)(1).
Bus or other Transportation Terminal	P	SUP	P	P		P	P	P	P	P	P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture												
Collection Station	SUP											§18.08.202(f)(3).
Crematorium	SUP			SUP		SUP		SUP		SUP		§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P		P	P		P		P	P	P		
Hazardous Waste												§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales & Service)												
Helipad	SUP	P	P			P	P	P	P	P	P	§18.08.202(f)(6).
Indoor Manufacturing, Processing, Assembly or Fabrication				SUP		P				SUP		§18.08.202(f)(8)

Maintenance, Repair or Renovation Business	P		P	P		P		P		P		§18.08.202(f)(9).
Mining, Sand and Gravel Excavation												
Mini-warehouse	SUP		SUP	SUP	SUP		SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(10).
Outdoor Manufacturing, Processing, Assembly or Fabrication												
Outdoor Storage												
Printing & Publishing	P		P	P		P	P	P	P	P	P	
Railroad Yard or Shop												
Rental Store, w/Outdoor storage; Truck Rental	SUP			SUP								
Salvage or Reclamation of Products (Indoors)												
Septic Tank Services												
Showroom	P		P	P		P	P	P	P	P	P	
Taxidermist	P		P	P		P						
Towing & Impound Yard												
Transfer Station												
Truck Stop												
Truck Terminal												
Warehouse/ Distribution Center				SUP								
Welding Repair				SUP								§18.08.202(f)(16)
Wholesale of construction materials				SUP		P						§18.08.202(f)(17)

Wholesale of products manufactured or assembled on site				SUP								
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)												
OTHER												
Farm (No Commercial Slaughtering)												
Poultry and Hog Farm												

TABLE 18.08-7-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE		
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)													
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A		A	A	A	A	A	A	§18.08.203(e)(1)	
Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use.													
Automobile Rental													
Bakery, Retail		A											
Bar													

Barber/ Beauty Shop		A										
Bus or other Transportation Terminal												
Caretakers Quarters	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1).
Child Care, In Home (1—6 Children)	A	A-SPR	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care, In Home (7—12 Children)	A	A-SPR	A	A	A-SUP	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care Center												
Commercial Amusement/ Recreation (Outside)												
Commercial Amusement/ Recreation (Inside)												
Community Center, Private	A		A	A		A	A	A	A	A	A	
Copy Center												
Drive-through Facility (Food and Beverage Service)	SUP		SUP	SUP		SUP		A				§18.08.202(b)(10). DRC: Only with direct or indirect freeway access
Drive-through Facility (Non-Food and Beverage Service)	SUP		SUP	SUP		SUP		A				§18.08.202(b)(10). DRC: Only with direct or indirect freeway access
Financial Institution												
Fitness Center												
Gaming Operation, Restricted	A	A	A	A		A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service												
Government Facility												
Guest Quarters or Guest House					A							§18.08.203(e)(1).

Gun Range (Indoor)												
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A		A	A	A	A	A	A	
Laundry, Drop-off/ Pickup												
Laundry, Self Service												
Library, Art Gallery or Museum												
Pet Store												
Pool or Billiard Parlor												
Post Office												
Recording Studio												
Restaurant with Alcohol Service		A										
Restaurant without Alcohol Service		A										
School, Vocational/ Trade		A										
Satellite Dish					A							§18.08.203(e)(4).
Service Station		A										§18.08.202(b)(24).
Showroom												
Sidewalk Cafes	A		A	A		A	A	A	A	A	A	§18.08.203(e)(5).
Tennis Courts					A							
Theater (No Drive-in)												
TV Broadcasting & Other Communication Service												

Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	
Warehouse/ Distribution Center		A				A						
Wedding Chapel		A										
Welding Repair												
Video Arcades												

TABLE 18.08-7-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS										
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	

TEMPORARY USES

See Section 18.08.204 (Standards for Temporary Uses and Structures)

Garage Sales					P							§18.08.204(d)(1).
Temporary Asphalt or Concrete Batch Plant												
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P	P	P	P		P	P	P	P	P	P	§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses	P		P	P		P	P	P	P	P	P	§18.08.204(d)(4).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).

Temporary Real Estate Sales Offices					P								§18.08.204(d)(6).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).

TABLE 18.08-7-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/TC	RRC/RC/A	RRC/TMU	RRC/I†	RRC/OS†	RTIA RC††	RSA RC††	UNR C/AR/HS/R	UNRC/RES	UNRC/OS	UNRC/COMM	MRC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses) †													
RESIDENTIAL													
Boarding or Rooming House	P	P	P					P	P		P	P	
Congregate Care Facility	P	P	P									P	§18.08.202(a)(2).
Convent or Monastery	P	P	P									P	
Fraternity or Sorority House	SUP	SUP	SUP					SUP	SUP			SUP	
Group Home	P	P	P									P	§18.08.202(a)(4).
Hospice	P	P	P									P	
Manufactured Home	P	P	P									P	§18.08.202(a)(5).
Mobile Home Park													
Mobile Home Subdivision													
Multi-Family	P	P	P					P	P		P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P	P	P						SUP			P	§18.08.202(a)(8).

Private Dorm	P	P	P					P	P		P	P	§18.08.202(a)(10).
Single-Family, Attached/Condominium Townhouse	P	P	SPR						P		P	P/SPR/SUP	§18.08.202(a)(9). In RRC/TMU and MRC SPR required if more than 4 units and less then the SUP review threshold. SUP required if 100 or more units.
Single-Family, Detached			SPR		P				P				
Single-Family, Zero Lot Line	P	P	P									P	
Single Room Occupancy	P	P	P						SUP			P	§18.08.202(a)(10).

TABLE 18.08-7-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)†													
COMMERCIAL SALES AND SERVICES													
Adult Business													
Animal Clinic, Shelter, Hospital or Boarding/ Kennel						P	P		SUP				§18.08.202(b)(2).
Antique/ Collectible Store	P	P	P	P		P	P		P			P	
Astrologer, Hypnotist or Psychic Art & Science	P	P	P			P	P					P	

Auto Repair Garage and Paint and Body Shop	P	P	P			P	P		SUP			P	§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental				SUP		P	P					P	§18.08.302(f)
Automobile Rental				SUP		P/ SUP††	P/ SUP††					SUP	
Bakery, Retail	SUP	SUP	SUP	P		P/ SUP††	P/ SUP††		P		P	SUP	
Bar	P	P	P			P	P				P	P	
Barber/ Beauty Shop	P	P				P	P		P		P	P	
Building & Landscape Material/ Lumber Yard	P	P	P			P	P				P	P	§18.08.202(b)(5).
Call Center	P			P		P	P						
Car Wash	P	P	P	P		P	P					P	
Child Care Center	P	P		P		P	P				SUP		§18.08.202(b)(6).
Cleaners, Commercial	P	P	P	P				P	P		P	P	
Convenience Store	P	P	P	P		P	P				P	P	
Copy Center	P	P	P	SUP		P	P		P		P	P	
Custom & Craft Work	P	P	P	P		P	P				P	P	§18.08.202(b)(9).
Drive- through Facility	P	P	P	P		P	P					P	§18.08.202(b)(10).
Escort Service/ Outcall													
Financial Institution	P/ SUP	P/ SUP	P/ SUP								P/ SUP	P/ SUP	SUP required if drive thru facility
Freestanding Automated Teller Machine	P	P	P	P		P	P				P	P	

General Personal Service	P	P	P			P	P		P		P	P	
General Retail Store or Commercial Use Other than Listed	P	P	P			P	P		P		P	P	
Household Goods, Light Service, Repair & Assembly	P	P	P	P		P	P		P		P	P	§18.08.202(b)(15).
Laboratory	P/ SUP	P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP				P/ SUP	§18.08.202(b)(16).
Laundry, Drop-off/ Pickup	P	P	P	P		P	P		P		P	P	
Laundry, Self Service	P	P	P	P		P	P		P		P	P	
Medical Facility, Day Use Only	P	P	P					P			P	P	
Office, Other Than Listed	P	P	P	P		P	P	P	P		P	P	
Open Lot Parking	P	P	P	P		P	P					P	§18.08.202(b)(20). MRC: Permitted as a temporary use, allowed without discretionary review for a period up to 36 months provided all the requirements in 18.08.405(e) are met.
Pawn Shop						SUP	SUP					SUP	§18.08.202(b)(21).
Pet Store	P	P	P			P	P		P		P	P	
Plant Nursery/ Garden Supply	P	P	P	P		P	P				P		§18.08.202(b)(22).
Recording Studio	P	P	P	P		P	P				P	P	
Restaurant with Alcohol Service	P	P	P	P		P	P		P		P	P	RRC/I(IC): §18.08.202(b)(23)

Restaurant without Alcohol Service	P	P	P	P		P	P		P		P	P	
Sale of Low Volume Bulky Goods	P	P		P		P	P					P	
Service Station	P	P		P		P	P					P	§18.08.202(b)(24)
Tattoo Parlor, Body Painting, & Similar Uses	P			P		P	P					P	
TV Broadcasting & Other Communication Service	P	P		P		P	P	P			P	P	§18.08.202(b)(25).
Wedding Chapel	P	P	P			P	P						

TABLE 18.08-7-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA/ RC††	RSA/ RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)†														
RECREATION, ENTERTAINMENT, AND AMUSEMENT														
Casino (see Hotel w/Non-Restricted Gaming)														
Commercial Amusement/ Recreation (Outside)	SUP	SUP	SUP	SUP		SUP	SUP					SUP		

Commercial Amusement/ Recreation (Inside) other than listed	P	P	P	P		P	P		P			P	
Community Center, Private			P								P	P	§18.08.202(c)(1).
Country Club, Private	P	P	P			P	P					P	
Fitness Center	P	P	P	P		P	P		P		P	P	
Gun Range (Indoor)													
Night Club	SUP	SUP				SUP	SUP				SUP	SUP	
Pool or Billiard Parlor	P	P		P		P	P		P		P	P	
Private Club, Lodge or Fraternal Organization	P	P	P			P	P	P	P		P	P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP	SUP	SUP		SUP	SUP	SUP	SUP		SUP	SUP	SUP	
Stable (Commercial) or Riding Academy	P	P	P			P	P					P	§18.08.202(c)(3).
Tennis Courts	P	P	P	P	P	P	P	P		P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	SPR		P	P		P		P	P	
Video Arcades	P	P	P			P	P				P	P	
LODGING													
Bed & Breakfast Inn	P	P	P			P	P		P		P	P	§18.08.202(d)(1)
Hotel with Nonrestricted Gaming Operation	SUP*												§18.08.202(d)(3)

Hotel (Without Nonrestricted Gaming Operation)	P	P	P			P	P		P		P	P	§18.08.202(d)(2)
Hotel- Condominium	P	P	P	P		P	P		P		P	P	§18.08.202(d)(5)
Motel						P	P					P	§18.08.202(d)(6)
Motel with Nonrestricted Gaming Operation													
Recreational Vehicle Park													§18.08.202(d)(8).

TABLE 18.08-7-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE													
Blood Plasma Donor Center	P	P	P	P		P	P					P	§18.08.202(e)(1).
Cemetery/ Mausoleum	P	P	P			P	P					P	§18.08.202(e)(2).
Church/ House of Worship	P	P	P	SUP				P	P		P	P	
College, University, or Seminary	P	P	P					P			P	P	
Communica- tion Facility, Equipment Only	P	P	P	P		P	P	P			P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	P/ SPR	SUP	P/ SPR/ SUP††	P/ SPR/ SUP††					SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	P/ SPR	SUP	P/ SPR/ SUP††	P/ SPR/ SUP††					SUP	§18.08.202(e)(6).

Funeral Parlor	P	P	P			P	P					P	
Government Facility	P	P	P	P		P	P	P	P		P	P	
Halfway House	SUP	SUP	SUP									SUP	§18.08.202(e)(7).
Hospital, Acute & Overnight Care	P	P	P									P	
Library, Art Gallery or Museum	P	P	P					P	P		P	P	
Post Office	P	P	P	P		P	P	P	P		P	P	
Prison/ Custodial Institution													
Public Meal Provider/ Homeless Services													
Public Transit or School Bus Shelter	P	P	P	P	P	P	P					P	
School, Primary (Public or Private)	P	P	P					P	P		P	P	§18.08.202(e)(9).
School, Secondary (Public or Private)	P	P	P			P		P	P		P	P	§18.08.202(e)(10)
School, Non-Traditional, Secondary (Public or Private)									SUP				§18.08.202(e)(11).
School, Vocational/ Trade	P	P	P	P		P		P	SUP		P	P	§18.08.202(e)(12).
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).

Utility Installation, Other than Listed	SPR	P	SPR	SPR	SPR	SPR	SPR					SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP					SUP	§18.08.202(e)(13).

TABLE 18.08-7-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Asphalt or Concrete Batch Plant						P	P/ SUP††						RTIARC, RSARC: Temporary only for airport construction not to exceed 4 years, shall be at least 750 ft from res. zoned property
Animal & Animal Byproduct Processing							SUP						§18.08.202(f)(1).
Bus or other Transportation Terminal	P	P		P		P	P					P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture				SUP		SUP	SUP						
Collection Station				P		P/ SUP††	P/ SUP††					SUP	§18.08.202(f)(3).
Crematorium		SUP		P		P/ SUP††	P/ SUP††					SUP	§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P	P		P		P	P					P	

Hazardous Waste				P/ SUP		P/ SUP††	P/ SUP††						§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales & Service)				SUP		P	P						
Helipad	P	P		P		P	P	P			P	P	§18.08.202(f)(6).
Indoor Manufacturing, Processing, Assembly or Fabrication				P		P	P		SUP				
Maintenance, Repair or Renovation Business		P		P		P	P		P			P	§18.08.202(f)(9).
Mining, Sand and Gravel Excavation				SUP	SUP		SUP						
Mini-warehouse		SUP		SUP		P/ SUP††	P/ SUP††						§18.08.202(f)(10).
Outdoor Manufacturing, Processing, Assembly or Fabrication				SUP		SUP	SUP						
Outdoor Storage				SUP		P	P						§18.08.202(f)(11).
Printing & Publishing	P	P	P	P		P	P					P	
Railroad Yard or Shop							P						
Rental Store, w/ Outdoor storage; Truck Rental				P		P/ SUP††	P/ SUP††						
Salvage or Reclamation of Products (Indoors)				P		P	P						
Septic Tank Services							SUP						
Showroom	P	P	P			P	P				P	P	
Taxidermist				P		P	P					P	

Towing & Impound Yard				P		P	P						§18.08.202(f)(13).
Transfer Station				SUP			P						§18.08.202(f)(14).
Truck Stop				SUP		SUP	SUP						§18.08.202(f)(15).
Truck Terminal				SUP		SUP	SUP						
Warehouse/ Distribution Center				P		P	P		SUP				
Welding Repair				P		P	P						§18.08.202(f)(16)
Wells and Transmission Lines related to Geothermal Energy Development	SPR	SPR	SPR	P	SPR								
Wholesale of construction materials				P		P	P						§18.08.202(f)(17)
Wholesale of products manufactured or assembled on site				P		P	P						
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)							SUP						
OTHER													
Farm (No Commercial Slaughtering)					P					P			§18.08.202(g)(1).
Poultry and Hog Farm					SUP								§18.08.202(g)(1).
Outdoor Wash Rack													
Cabaret													
Airport Operations & Facilities						P	P						

TABLE 18.08-7-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM		MRC
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)													
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A								A	§18.08.203(e)(1)
Accessory Retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.				A					A				§18.08.203(e)(2)
Automobile Rental													
Bakery, Retail													
Bar													
Barber/ Beauty Shop													
Bus or other Transportation Terminal													
Caretakers Quarters	A	A	A	A								A	§18.08.203(e)(1).
Child Care, In Home (1—6 Children)	A	A	A						A			A	§18.08.203(e)(3).
Child Care, In Home (7—12 Children)	A	A	A						A			A	§18.08.203(e)(3).

Child Care Center											A		§18.08.202(b)(6).
Commercial Amusement/ Recreation (Outside)													
Commercial Amusement/ Recreation (Inside)													
Community Center, Private	A	A	A			A	A		A		A	A	
Copy Center													
Drive-through Facility (Food and Beverage Service)	A	A	A	A/ SUP		A/ SUP	A/ SUP					A	§18.08.202(b)(10).
Drive-through Facility (Non-Food and Beverage Service)	A	A	A	A/ SUP		A/ SUP	A/ SUP					A	§18.08.202(b)(10).
Financial Institution													
Fitness Center													
Gaming Operation, Restricted	A	A	A	A		A	A					A	§18.08.202(c)(2).
General Personal Service													
Government Facility													
Guest Quarters or Guest House													
Gun Range (Indoor)													
Home Occupation	A	A	A		A	A	A					A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A		A	A					A	

Laundry, Drop-off/ Pickup													
Laundry, Self Service													
Library, Art Gallery or Museum													
Pet Store													
Pool or Billiard Parlor													
Post Office													
Recording Studio													
Restaurant with Alcohol Service													
Restaurant without Alcohol Service													
School, Vocational/ Trade													
Satellite Dish													
Service Station		SUP		SUP							SUP		§18.08.202(b)(24).
Showroom				A		A	A						
Sidewalk Cafes	A	A	A	A		A	A		A		A	A	§18.08.203(e)(5).
Tennis Courts													
Theater (No Drive-in)													
TV Broadcasting & Other Communication Service													
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	A	
Warehouse/ Distribution Center													
Wedding Chapel													

Welding Repair													
Video Arcades													

TABLE 18.08-7-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	

TEMPORARY USES

See Section 18.08.204 (Standards for Temporary Uses and Structures)

Garage Sales													
Temporary Asphalt or Concrete Batch Plant													
Temporary Carnival, Circus, Entertainment Event, Amusement Ride													
Temporary Christmas Tree Sales Lot & Similar Uses	P	P	P			P	P		P			P	§18.08.204(d)(4).
Temporary Construction Structures	P	P	P			P	P						§18.08.204(d)(5).
Temporary Real Estate Sales Offices	P	P	P	P		P	P	P	P	P	P	P	§18.08.204(d)(6).
<u>Temporary Stockpiling</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>§18.08.204(d)(8).</u>

†RRC/I - Land Uses and Development Standards shall be in accordance with the IC District as amended. MU District standards shall not apply.

†RRC/OS - Land Uses and Development Standards shall be in accordance with the OS District. MU District standards shall not apply.

††RTIARC - Land Uses in accordance with MU and IC Uses

††RSARC- Land Uses in accordance with MU, IC & I Uses

TABLE 18.08-8: USES PERMITTED IN TOD BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE							ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	
PRINCIPAL USES								
See Section 18.08.202 (Additional Regulations for Principal Uses)								
RESIDENTIAL								
Boarding or Rooming House	P		P	P	P	P	P	
Congregate Care Facility	P	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	P	P	P	P	P	P	
Fraternity or Sorority House	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	§18.08.202(a)(5).
Mobile Home Park								§18.08.202(a)(6).
Mobile Home Subdivision								§18.08.202(a)(6).
Multi-Family	P	P	P	P	P	P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P	P	P	P	P	P	P	§18.08.202(a)(8).
Private Dorm	P	P	P	P	P	P	P	§18.08.202(a)(10).
Single- Family, Attached/ Condominium Townhouse	P/ SPR/ SUP	P/ SPR/ SUP	P	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9).
Single-Family, Detached		P		SUP	SUP	P	SUP	
Single-Family, Zero Lot Line	P	P	P	P	P	P	P	
Single Room Occupancy	P	P	P	P	P	P	P	§18.08.202(a)(10).

TABLE 18.08-8: USES PERMITTED IN TOD BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE							ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	
PRINCIPAL USES								
See Section 18.08.202 (Additional Regulations for Principal Uses)								
COMMERCIAL SALES AND SERVICES								
Adult Business								
Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P	P	P	P	P	P	P	§18.08.202(b)(2).
Antique/ Collectible Store	P	P	P	P	P	P	P	
Astrologer, Hypnotist or Psychic Art & Science	P	P	P	P	P	P	P	
Auto Repair Garage and Paint and Body Shop	P	P		P	P		P	§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental		SUP		SUP	SUP		SUP	§18.08.302(f)
Automobile Rental		SUP	SUP	SUP	SUP		SUP	
Bakery, Retail	P	P	P	P	P	P	P	
Bar	P	P	P	P	P	P	P	
Barber/ Beauty Shop	P	P	P	P	P	P	P	
Building & Landscape Material/ Lumber Yard	P	SUP		P	P		P	§18.08.202(b)(5).
Call Center	P	P	P	P	P	P	P	
Car Wash				SUP	SUP		SUP	
Child Care Center	P	P	P	P	P	P	P	§18.08.202(b)(6).
Cleaners, Commercial	P	P	P	P	P	P	P	
Convenience Store	P	P	P	P	P	P	P	
Copy Center	P	P	P	P	P	P	P	
Custom & Craft Work	P	P	P	P	P	P	P	§18.08.202(b)(9).
Drive-through Facility								§18.08.202(b)(10).
Escort Service/ Outcall								
Financial Institution	P	P	P	P	P	P	P	
Freestanding Automated Teller Machine	P	P	P	P	P	P	P	

General Personal Service	P	P	P	P	P	P	P	
General Retail Store or Commercial Use Other than Listed	P	P	P	P	P	P	P	
Household Goods, Light Service, Repair & Assembly	P	P	P	P	P	P	P	§18.08.202(b)(15).
Laboratory	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/ SUP	§18.08.202(b)(16).
Laundry, Drop-off/ Pickup	P	P	P	P	P	P	P	
Laundry, Self Service	P	P	P	P	P	P	P	
Medical Facility, Day Use Only	P	P	P	P	P	P	P	
Office, Other Than Listed	P	P	P	P	P	P	P	
Open Lot Parking	P	P	P	P	P	P	P	§18.08.202(b)(20).
Pawn Shop	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(b)(21).
Pet Store	P	P	P	P	P	P	P	
Plant Nursery/ Garden Supply	P	P	P	P	P	P	P	§18.08.202(b)(22).
Recording Studio	P	P	P	P	P	P	P	
Restaurant with Alcohol Service	P	P	P	P	P	P	P	
Restaurant without Alcohol Service	P	P	P	P	P	P	P	
Sale of Low Volume Bulky Goods	P	P	P	P	P	P	P	
Service Station		P		P	SUP			§18.08.202(b)(24)
Tattoo Parlor, Body Painting, & Similar Uses	P	P	P	P	P	P	P	
TV Broadcasting & Other Communication Service	P	P	P	P	P	P	P	§18.08.202(b)(25).
Wedding Chapel	P	P	P	P	P	P	P	

TABLE 18.08-8: USES PERMITTED IN TOD BASE ZONING DISTRICTS

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	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	
PRINCIPAL USES								
See Section 18.08.202 (Additional Regulations for Principal Uses)								
RECREATION, ENTERTAINMENT, AND AMUSEMENT								
Casino (see Hotel w/Non-Restricted Gaming)								
Commercial Amusement/ Recreation (Outside)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Commercial Amusement/ Recreation (Inside) other than listed	P	P	P	P	P	P	P	
Community Center, Private								
Convention Center			P					
Country Club, Private	P	P	P	P	P	P	P	
Fitness Center	P	P	P	P	P	P	P	
Gun Range (Indoor)								
Night Club	SUP	SUP	P	SUP	SUP	SUP	SUP	
Pool or Billiard Parlor	P	P	P	P	P	P	P	
Private Club, Lodge or Fraternal Organization	P	P	P	P	P	P	P	
Public Park or Recreation Area	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Stable (Commercial) or Riding Academy	P	P	P	P	P	P	P	§18.08.202(c)(3).
Tennis Courts	P	P	P	P	P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	P	P	P	P	
Video Arcades	P	P	P	P	P	P	P	
LODGING								
Bed & Breakfast Inn	P	P	P	P	P	P	P	§18.08.202(d)(1)
Hotel with Nonrestricted Gaming Operation	SUP*		SUP*	SUP*	SUP*		SUP*	§18.08.202(d)(3)
Hotel (Without Nonrestricted Gaming Operation)	P	P	P	P	P	P/SUP	P	§18.08.202(d)(4)

Hotel-Condominium	P	P	P	P	P	P	P	
Motel	P		P					
Motel with Nonrestricted Gaming Operation								
Recreational Vehicle Park	SUP						SUP	§18.08.202(d)(3).

TABLE 18.08-8: USES PERMITTED IN TOD BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE							ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	

PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE

Blood Plasma Donor Center	P	P	P	P	P	P	P	§18.08.202(e)(1).
Cemetery/Mausoleum	P	P	P	P		P	P	§18.08.202(e)(2).
Church/ House of Worship	P	P	P	P	P	P	P	
College, University, or Seminary	P	P	P	P	P	P	P	
Communication Facility, Equipment Only	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP		SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Funeral Parlor	P	P	P	P	P	P	P	
Government Facility	P	P	P	P	P	P	P	
Halfway House	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(7).
Hospital, Acute & Overnight Care	P	P	P	P	P	P	P	
Library, Art Gallery or Museum	P	P	P	P	P	P	P	
Post Office	P	P	P	P	P	P	P	
Prison/ Custodial Institution								
Public Meal Provider/ Homeless Services								
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	
School, Primary (Public or Private)	P	P	P	P	P	P	P	§18.08.202(e)(9).

School, Secondary (Public or Private)	P	P	P	P	P	P	P	§18.08.202(e)(10).
School, Non-Traditional, Secondary (Public or Private)								
School, Vocational/ Trade	P	P	P	P	P	P	P	§18.08.202(e)(12).
Utility Box/Well House, Back- up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).

TABLE 18.08-8: USES PERMITTED IN TOD BASE ZONING DISTRICTS								
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE						ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	
PRINCIPAL USES								
See Section 18.08.202 (Additional Regulations for Principal Uses)								
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION								
Asphalt or Concrete Batch Plant								
Animal & Animal Byproduct Processing								
Bus or other Transportation Terminal	P	P	P	P	P	P	P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture				SUP				
Collection Station	SUP			SUP				§18.08.202(f)(3).
Crematorium	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P	P	P	P	P	P	P	
Hazardous Waste								§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales & Service)	P			P			SUP	§18.08.202(f)(6)
Helipad	P	P	P	P	P	P	P	§18.08.202(f)(7).

Indoor Manufacturing, Processing, Assembly or Fabrication	P			P	P		SUP	
Maintenance, Repair or Renovation Business	P	P	P	P	P	P	P	§18.08.202(f)(9).
Mining, Sand and Gravel Excavation								
Mini-warehouse				SUP	SUP		SUP	§18.08.202(f)(10).
Outdoor Manufacturing, Processing, Assembly or Fabrication								
Outdoor Storage	P			P	P		SUP	§18.08.202(f)(11). W4TC, NVTC, E4TC, SVTC: As accessory use only SVTC: South of Neil Road or CRC Southern boundary
Printing & Publishing	P	P	P	P	P	P	P	
Railroad Yard or Shop								
Rental Store, w/Outdoor storage; Truck Rental				SUP				
Salvage or Reclamation of Products (Indoors)								
Septic Tank Services								
Showroom	P	P	P	P	P	P	P	
Taxidermist	P	P	P	P	P	P	P	
Towing & Impound Yard				SUP				§18.08.202(f)(13).
Transfer Station								§18.08.202(f)(14).
Truck Stop								§18.08.202(f)(15).
Truck Terminal								
Warehouse/ Distribution Center	P			P	P		SUP	E4TC: Outdoor Noise typically associated with the moving of vehicles and equipment is permitted

Welding Repair	P			P			SUP	§18.08.202(f)(16)
Wholesale of Construction Materials	P			P			SUP	§18.08.202(f)(17)
Wholesale of Products Manufactured or Assembled On Site	P			P			SUP	
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)								
OTHER								
Farm (No Commercial Slaughtering)								
Poultry and Hog Farm								

TABLE 18.08-8: USES PERMITTED IN TOD BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE							ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	

ACCESSORY USES

See Section 18.08.203 (Standards for Accessory Uses and Structures)

Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A	A	A	A	§18.08.203(e)(1)
Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use								
Automobile Rental								
Bakery, Retail								
Bar								
Barber/ Beauty Shop								
Bus or other Transportation Terminal								
Caretakers Quarters	A	A	A	A	A	A	A	§18.08.203(e)(1).

Child Care, In Home (1—6 Children)	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care, In Home (7—12 Children)	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care Center								§18.08.202(b)(6).
Commercial Amusement/ Recreation (Outside)								
Commercial Amusement/ Recreation (Inside)								
Community Center, Private	A	A	A	A	A	A	A	
Copy Center								
Drive-through Facility (Food and Beverage Service)		A	A	A	SUP			§18.08.202(b)(10).
Drive-through Facility (Non- Food and Beverage Service)		A	A	A	SUP			§18.08.202(b)(10).
Financial Institution								
Fitness Center								
Gaming Operation, Restricted	A	A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service								
Government Facility								
Guest Quarters or Guest House								
Gun Range (Indoor)								
Home Occupation	A	A	A	A	A	A	A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A	A	A	A	
Laundry, Drop- off/Pickup								
Laundry, Self Service								
Library, Art Gallery or Museum								
Pet Store								
Pool or Billiard Parlor								
Post Office								
Recording Studio								
Restaurant with Alcohol Service								
Restaurant without Alcohol Service								
School, Vocational/ Trade								
Satellite Dish								
Service Station								

Showroom								
Sidewalk Cafes	A	A	A	A	A	A	A	§18.08.203(e)(5).
Tennis Courts								
Theater (No Drive-in)								
TV Broadcasting & Other Communication Service								
Utility Alternative System	A	A	A	A	A	A	A	
Warehouse/ Distribution Center					A			
Wedding Chapel								
Welding Repair								
Video Arcades								

TABLE 18.08-8: USES PERMITTED IN TOD BASE ZONING DISTRICTS								
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit (Minor) SUP* = Special Use Permit (Major) A = PERMITTED AS ACCESSORY USE						ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC		
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)								
Garage Sales								
Temporary Asphalt or Concrete Batch Plant								
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P	P	P	P	P	P	P	§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses	P	P	P	P	P	P	P	§18.08.204(d)(4).
Temporary Construction Structures	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate Sales Offices								§18.08.204(d)(6).
<u>Stockpiling</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>§18.08.204(d)(8).</u>

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 1, 5-22-01; Ord. No. 5294, § 3, 1-8-02; Ord. No. 5363, § 1, 8-20-02; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5750, § 1, 9-28-05; Ord. No. 5755, § 3, 10-12-05; Ord. No. 5762, § 1, 11-16-05; Ord. No. 5767, § 1, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5924, § 1, 5-9-07; Ord. No. 5938, § 1, 6-27-07; Ord. No. 5944, § 1, 6-27-07; Ord. No. 5972, § 1, 9-26-07; Ord. No. 5983, § 1, 11-28-07; Ord. No. 5993, § 1, 12-12-07; Ord. No. 6000, § 5, 1-30-08; Ord. No. 6007, § 1, 2-27-08; Ord. No. 6015, § 1, 4-9-08; Ord. No. 6042, § 1, 7-16-08; Ord. No. 6111, § 1, 7-15-09; Ord. No.

SECTION 2. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.08.204, the same to read as follows:

Section 18.08.204. Standards for Temporary Uses and Structures.

- (a) Permit Required/Applicable Regulations. A temporary use, activity, or structure shall obtain all required permits prior to establishment. Temporary uses and structures specified in this Section 18.08.204 shall comply with the specific standards stated therein. In case of any conflict between this section's specific standards and with this title's general use and development regulations, this section's specific standards shall apply.
- (b) Temporary Uses Permitted. The Summary Land Use Tables in Section 18.08.201 of this chapter include temporary uses and shows in which zoning district a specific temporary use is permitted and the applicability of any additional regulations for such accessory use. If a temporary use is not listed in the Summary Land Use Table, the administrator may allow the temporary use if he finds that such use is similar in type, scale, duration, and impacts as other temporary uses allowed in the zoning district, taking into consideration the criteria for unlisted uses stated in Section 18.08.201(a).
- (c) Temporary Buildings Permitted in Residential Zoning Districts.
 - (1) Notwithstanding this chapter's limitation on the timing of accessory buildings, a temporary building may be constructed and occupied as a legal use pending the construction of a permanent use, providing such temporary building:
 - a. Does not exceed 15 feet in height;
 - b. Is no larger than 450 square feet in floor area; and
 - c. Is at least 75 feet from the front lot line and not closer than 20 feet to the designated site of the final permanent structure.
 - (2) In addition, no permit shall be issued for a temporary structure unless a permit also is issued at the same time for the permanent building. If it is proposed to convert the temporary structure to a permissive accessory use upon completion of the main structure, the conversion shall occur upon completion of the final structure, or shall be removed at that time or within a period of one year from the date of issuance of the original permit.
- (d) Standards for Certain Temporary Uses.
 - (1) Garage sales.
 - a. Temporary garage sales may be conducted on premises within a residential zoning district only if a principal dwelling is located on the same premises.
 - b. No more than four garage sales shall be conducted on the same premises within one year.
 - c. Garage sales shall not exceed three days in duration per event.
 - (2) Temporary asphalt or concrete batch plant. In all zoning districts where permitted, temporary asphalt or concrete batch plants shall comply with the following regulations:
 - a. The plant shall be located within the boundary of a subdivision under construction, subject to the approval of the administrator.
 - b. The plant shall be removed within two years with a bond posted to cover the

costs of removal.

- c. The original authorization for the temporary plant may be extended one time for an additional two-year period upon approval of a special use permit.
 - d. The plant shall be located away from occupied homes.
- (3) Temporary carnival, circus, entertainment event or amusement ride. In the PF, AC, CC, and MU Zoning Districts only, temporary carnival, circus, entertainment event or amusement ride uses shall comply with the following regulations:
- a. Ingress and egress to the property is sufficient for automotive and pedestrian safety and convenience, traffic flow and control, and emergency access;
 - b. Off-street parking is sufficient to accommodate the use in addition to the parking provided for the primary use;
 - c. The number of refuse receptacles (dumpsters) is sufficient;
 - d. The proposed site of the use is adequate in terms of space and facilities, to include restrooms, for the event;
 - e. The use of the property will not be a nuisance as defined in RMC Title 8 or a detriment to the surrounding area;
 - f. The use shall close down no later than 11:00 p.m.;
 - g. Shall last for four days or less; and
 - h. Any other conditions necessary to prevent the event from being detrimental to adjacent properties and to protect the public health, safety and welfare, as determined by the administrator.
- (4) Temporary Christmas tree sale lot and similar uses. In the NC, AC, CC, and MU Zoning Districts only, temporary Christmas tree sale lots and similar temporary sales uses shall comply with the following regulations:
- a. Ingress and egress to the property is sufficient for automotive and pedestrian safety and convenience, traffic flow and control, and emergency access;
 - b. Off-street parking is sufficient to accommodate the use;
 - c. The number of refuse receptacles (dumpsters) is sufficient;
 - d. The proposed site of the use is adequate in terms of space and facilities, to include restrooms, for the event;
 - e. The use of the property will not be a nuisance or a detriment to the surrounding area;
 - f. The use shall close down no later than 11:00 p.m.;
 - g. Shall last for four weeks or less; and
 - h. Any other conditions necessary to prevent the event from being detrimental to adjacent properties and to protect the public health, safety and welfare, as determined by the administrator.
- (5) Temporary construction structures (All districts except PF). In all zoning districts where permitted, except the PF District, temporary construction structures, including temporary construction field offices, shall comply with the following regulations:
- a. Temporary trailers or storage containers must be directly associated with

construction activity on-site, or in the Downtown Reno Regional Center Overlay District, within 1,000 feet of the construction site.

- b. A building permit must have been issued for the construction activity to which the temporary structures are associated.
- c. A building permit is required for installation or removal of temporary structures connected to utilities.
- d. Temporary construction structures must be removed prior to a certificate of occupancy being issued, or the building permit being finalized.
- e. All temporary construction structures must comply with zoning setbacks and be placed outside of any vision triangle.
- f. One temporary construction structure may be permitted per contractor working on site (e.g., general, electrical, plumbing).
- g. Up to three storage containers may be utilized to house fixtures, materials or merchandise.
- h. On-job sites exceeding ten acres or 100,000 square feet of building area, the number of temporary construction structures may be increased at the discretion of the administrator.
- i. Temporary trailers for office or business use are subject to connection to sewer and water and all necessary fees paid. If a sewer connection is impracticable, connection fees paid are to be credited to the final construction. In any such case, the application shall be accompanied by a hold-harmless agreement acceptable to the city attorney.

(6) Temporary real estate sales office.

- a. In any residential zoning district, a temporary real estate office may be permitted for sale of lots or homes within the subdivision, provided that a general real estate business shall not be conducted in the offices.
- b. Adequate parking shall be provided.

(7) Temporary open lot parking.

- a. Approval of temporary open lot parking may be granted by the administrator for a period of up to 90 days. Requests to continue approved temporary open lot parking may be granted by the administrator for up to an additional 90 days upon receipt of a written request for a time extension by the applicant. No additional time extensions for temporary open lot parking shall be granted on the site.
- b. Improvement standards for Landscaping and Open Lot Parking in the DRRC Overlay and the Redevelopment Districts within and specific to Section 18.08.202.b(20) shall not be required for temporary open lot parking. All other site improvements pertaining to water quality, air quality and emergency access shall be required.
- c. Two (2) copies of site development plans shall be submitted prior to administrator approval. Plans shall be reviewed by planning, building and engineering divisions of the Community Development Department.

(8) Temporary Stockpiling.

- a. Stockpiling shall not impair natural drainage patterns and shall be protected against erosion per stockpile management as set forth in the BMP Manual.

- b. Stockpile sites shall be fenced with security fencing, no visual screening is required.
- c. All stockpiling will meet required setbacks of the zoning district where the stockpiling is occurring.
- d. All stockpile sites shall be posted with an on site sign identifying the approved duration of the stockpile site, hours of operation, reference to this code section, and contact information for the company conducting the stockpiling. The on site sign shall be placed at the entrance to the site and easily visible from a public access easement or public right-of-way and delivered in writing to the adjacent property owners by certified mail.
- e. The truck route associated with the stockpiling activity shall be approved by the administrator.
- f. Security in the form of bond, letter of credit or cash shall be provided to restore the site to pre-stockpiling conditions. This may include revegetation, dust control, grading, and/or drainage improvements as applicable.
- g. Stockpiling in Industrial zoning districts: Allowed for 24 consecutive months. One extension may be granted by the administrator for an additional 12 months only if the site is not adjacent to residentially zoned property. Material processing, including crushing, is allowed if there is no residential or mixed use zoned property within 750 feet of the stockpiling site. Material processing, excluding crushing, is allowed within 750 feet of residential or mixed use zoned property. There is no height limit for the stockpiling. Stockpiling and associated material processing may operate 24 hours a day if there is no residentially zoned property within 750 feet. If the site is located within 750 feet of residentially zoned property stockpiling and associated material processing may operate between the hours of 6:00 a.m. and 11:00 p.m.
- h. Stockpiling in Commercial and Mixed Use zoning districts: Allowed for 12 consecutive months. One extension may be granted by the administrator for an additional 12 months if the site is not adjacent to residentially zoned property. Stockpiles are limited to a maximum of 20 feet in height. Material processing, including crushing is allowed if there is no residential or mixed use zoned property within 750 feet. Material processing, excluding crushing, is allowed within 750 feet of residential or mixed use zoned property between the hours of 8:00 a.m. and 7:00 p.m. Stockpile sites may operate 6:00 a.m. through 11:00 p.m.
- i. Stockpiling in all Residential zoning districts: Allowed for 8 consecutive months. One extension may be granted by the administrator for an additional 4 months if there is no residential structure within 25 feet of the stockpile materials. Stockpiles are limited to a maximum of 15 feet in height. Stockpile sites may operate Monday through Friday, 7:00 a.m. – 8:00 p.m. Material processing, excluding crushing, is allowed Monday through Friday, 8:00 a.m. through 7:00 p.m. Crushing is not allowed.

(Ord. No. 5821, § 1, 4-5-06; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 2, 5-22-01; Ord. No. 5294, § 1, 1-8-02; Ord. No. 5463, § 1, 7-16-03; Ord. No. 61111, § 3, 7-15-09)

SECTION 3. Chapter 18.12 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.12.403, the same to read as follows:

~~[Section 18.12.403. Erosion Prevention and Sedimentation Control.~~

- ~~(a) Storage of Goods On Site. If stockpiling is to occur on a site which has no valid approval of a final map or special use permit, then the stockpiles must be in anticipation of, suitable for future development on site or removed within four months of the date the grading permit is issued, must not impair natural drainage patterns, and shall be protected against erosion per stockpile management as set forth in the BMP Manual.]~~

(Ord. No. 5502, § 1, 9-24-03)

SECTION 4. Chapter 18.24 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.24.203, the same to read as follows:

Section 18.24.203. Definition of Words, Terms and Phrases.

Abandonment. As relates to rights-of-way and easement, "abandonment" means to abandon or vacate a public right-of-way or easement through the procedures stated in Chapter 18.06 of this title. When a right-of-way is abandoned, the ownership of the property reverts to the abutting properties as contemplated by NRS 278.479 et seq. When an easement is abandoned, the right to use the property established in the easement is terminated. Easements or rights-of-way that have been dedicated to the public may only be abandoned by ordinance of the city council.

Abuse of Discretion. Abuse of discretion means the administrator acted arbitrarily and capriciously and without substantial evidence. Substantial evidence means that evidence which a reasonable mind might accept as adequate to support a conclusion.

(Ord. No 5501, § 8, 9-24-03)

Abut or Abutting. Bordering or touching, such as sharing a common lot or property line.

Access. A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

Access, Emergency. An access way designated or intended for use by authorized emergency vehicles.

Access, Primary. The access way abutting a development that carries the most average daily traffic volumes. If a development abuts two streets that have average daily traffic volumes within 20 percent of each other, the applicant shall designate for purposes of development review which street is the "primary access."

Access, Secondary. An access way abutting a development that is not a "primary access" as defined in this chapter.

Accessible Route. A continuous, unobstructed path connecting all accessible elements and spaces of a building or facility, as required by the federal Americans with Disabilities Act of 1990, as amended.

Accessory Building. A subordinate building on the same lot with a principal building or use, the use of which is customarily incidental to the principal building or use.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 5924, § 7, 5-9-07)

Accessory Retail Sales. Sale of products manufactured, produced, wholesaled, distributed or warehoused in conjunction with an allowed principal manufacturing, wholesaling, distribution or warehousing use. The accessory retail use shall not exceed 20% of the gross floor area of the principal use, with a maximum floor area not to exceed 5,000 square feet.

(Ord. No. 5938, § 3, 6-27-07)

Accessory Structure. A subordinate building on the same lot with a principal building or use, the use of which is customarily incidental to the principal building or use.

(Ord. No. 5924, § 7, 5-9-07)

Accessory Use. A use customarily associated with the primary use or a use clearly subordinate to the primary use, as determined by the administrator.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

ADA. Americans with Disabilities Act of 1990, a Federal law.

Adjacent. Sharing a common property line or separated by a road right-of-way, drainage easement, or alley.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Adjoining. See definition of "abut or abutting" above.

Adjusted Median Income. Median income for the City of Reno or Reno Metropolitan Statistical Area adjusted for family size in accordance with housing and urban development department standards.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Administrative Change. A change in a development which is not substantial in nature.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Administrator or Administrative Officer. For purposes of administering and enforcing Title 18, the Director of the City of Reno Community Development Department, or his or her authorized designee, is the designated administrative officer and referred to in this title as "the administrator".

(Ord. No 5501, § 8, 9-24-03)

ADT. Average Daily Traffic. An estimate or statistical value of traffic volume using a particular street or intersection that is adjusted to account for typical day of the week and month of the year variations. This term is also sometimes used to express the estimated daily trip generation for a particular land development.

Adult Business. Terms related to adult businesses are defined as follows:

1. "Adult bookstore" means an establishment having its stock in trade books, magazines, periodicals, pictures, drawings, photographs, films, negatives, slides, motion pictures, recordings, video tapes, video discs, or any other "items" or "materials" defined by NRS 201.235 which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" or an establishment with a segment or section devoted to the sale or display of such material and not exempt pursuant to subsection (c) of this section.
2. "Adult characterized business" means any business wherein it is intended, for any form of consideration or gratuity, alone or in combination with an otherwise established fee, to employ persons, whether as an employee or independent contractor, to perform business activities or be present in conjunction with the performance of a business activity not requiring a special license under Title 4 and 5 of the Reno Municipal Code for "Gambling," where such performance or presence involves the display of "specified anatomical areas" or "specified sexual activities".

3. "Adult drive-in theater" means a drive-in theater used for presenting materials distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.
4. "Adult hotel or motel" means a hotel or motel which holds itself out to the public through advertising as an establishment wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" and rents or allows subrentals of rooms for periods of ten hours or less.
5. "Adult interactive cabaret" means any fixed place of business which offers to patrons over the age of 21 the opportunity to view dancers whose attire, costume, clothing or lack thereof exposes "specified anatomical areas" as defined in Section 18.06.1202, or permits or allows anyone to solicit from patrons present anything of value such as drinks, lap dancer, table dancer, tips or over gratuities, bookings or dates. The terms "adult cabaret" and "adult interactive cabaret" are synonymous for all purposes herein.
6. "Adult motion picture arcade" means any portion of an adult business to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors, video cassettes, computer displays, slides, photographic reproductions, or other image-producing devices are maintained to show images to ten or fewer persons per machine at any one time whether or not for remuneration, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or "specified anatomical areas".
7. "Adult motion picture theater" means an enclosed building with a capacity of greater than ten persons used for presenting material distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.
8. "Model studio" means any place, excluding those places used for art instruction purposes associated with an art curriculum at an accredited university, college or trade school, where, for any form of consideration or gratuity, figure models who display "specified anatomical areas" or perform "specified sexual activities," are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity.
9. "Sexual encounter center" means any business, agency, or person who, for any form of consideration or gratuity, provides a place where two or more persons, not all members of the same family, may congregate, assemble or associate for the purpose of engaging in "specified sexual activities" or exposing "specified anatomical areas".
10. Specified anatomical areas means:
 - a. Less than completely or opaquely covered: human genitals or pubic region; buttock; or female breast below a point immediately above the top of the areola; and
 - b. Human male genitals in a discernibly turgid state, even if completely covered.
11. Specified sexual activities" means:
 - a. Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship, and any of the following depicted sexually oriented acts or conduct: anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zooerasty; or
 - b. Clearly depicted human genitals in a state of sexual stimulation, arousal or tumescence; or

- c. Use of human or animal masturbation, sodomy, oral copulation, coitus, ejaculation; or
- d. Fondling or touching of nude human genitals, pubic region, buttocks or female breast; or
- e. Masochism, sadism, erotic or sexually oriented torture, beating or the infliction of pain; or
- f. Erotic or lewd touching, fondling or other contact with an animal by a human being; or
- g. Human excretion, urination, menstruation, vaginal or anal irrigation.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Advertising Display. See definition of term under the general definition of "Sign."

Airport, Operations and Facilities. Any structure or facility built in conjunction with the daily operation of an airport by the airport authority/governing body or the airlines operating at the airport.

(Ord. No. 6124, § 6, 9-23-09)

Aggrieved Person. An aggrieved person is one whose personal right or right of property is adversely and substantially affected by the action of a discretionary body.

(Ord. No. 5501, § 8, 9-24-03)

Alley. An access way which is used primarily for vehicular service access to the back side of properties otherwise abutting on a street; usually provides a secondary means of access to the abutting property.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Alluvial Fan. An area subject to flooding when the floodplain is comprised of a series of low flow channels where sediment accompanies the shallow flooding and the unstable soils scour and erode during a flooding event.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Ambient Noise Level. The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Animal and Animal By-Product Processing. A facility which processes animals or animal by-products.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Animal Clinic, Shelter, Hospital or Boarding/Kennel. A place where animals or pets are given medical or surgical treatment and are cared for during the time of the treatment; ancillary uses may include a kennel or a place where animals or pets are boarded for remuneration.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Animal Slaughtering, Agricultural. Agricultural animal slaughtering use type refers to the slaughtering of animals to be used in making meat products on the same premises.

(Ord. No. 5431, § 2, 2-25-03)

Annexation Commission. As authorized by NRS 268.630, the body with the power and duty to review and approve or disapprove, with or without amendment, wholly, partially, or conditionally, proposals for

the annexation of territory to cities within Washoe County pursuant to NRS 268.610 through 268.668.

Antique/Collectible Store. Any building used for the sale of any old and authentic object of personal property which was made, fabricated or manufactured 60 or more years earlier and which has a unique appeal and enhanced value mainly because of its age and, in addition, may include the sale of any article of personal property which was made, fabricated or manufactured 20 or more years earlier and because of public demand has attained value in a recognized commercial market which is in excess of its original value.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Apartment. A room, or suite of rooms, within an apartment house, which has facilities for the preparation of meals and is designed for and used or intended to be used by one family. The units are intended to be occupied on a rental basis with the duration of the rental to be no less than weekly.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Apartment House. A structure arranged in several suites of connecting rooms, each suite designed for independent housekeeping, but with certain typical mechanical conveniences, such as air conditioning, heat, lights, or elevator services shared in common by all families occupying the building. An "apartment house" is a type of multi-family dwelling.

(Ord. No. 2820, § 1 (16.09.020), 3-24-80; Ord. No. 3692, § 1, 6-27-88)

Applicant. A person with a legal or equitable interest in land that is the subject of an application for land development or annexation brought pursuant to this Title 18.

(Ord. No. 4960, § 1, 1-26-99)

Arcade. An area contiguous to a street or plaza that is open and unobstructed, and that is accessible to the public at all times. Arcades may include building columns, landscaping, statuary and fountains. Arcades do not include off-street loading/unloading areas, driveways or parking areas.

(Ord. No. 5895, § 3, 12-4-06)

Architect. A registered professional architect in the State of Nevada.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Architectural Graphic. See definition of term under the general definition of "Sign."

Area of Shallow Flooding. An area within the flood hazard area designated as an AO or VO Zone on the flood insurance rate map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Arterial Street. See definition of the term "street, arterial" below.

Asphalt or Concrete Batch Plant. A facility or area, which is not temporary in nature, for mixing concrete or asphalt.

(Ord. No. 5729, § 11, 9-14-05; Ord. No. 5762, § 3, 11-16-05)

Articulate. To give emphasis to or distinctly identify a particular element. An articulated facade would be the emphasis of elements on the face of a wall including a change in setback, materials, roof pitch or height. See 18.24.14 for current version.

(Ord. No. 5895, § 3, 12-4-06)

Asphalt or Concrete Batch Plant, Temporary. A temporary facility or area for mixing concrete or asphalt.

(Ord. No. 5729, § 11, 9-14-05; Ord. No. 5762, § 3, 11-16-05)

Assessment Roll. The list or record of taxable persons and property as defined in NRS Chapter 361 and compiled by the Washoe County Assessor's Office.

(Ord. No. 5417, § 2, 1-28-03)

Assisted Living. See definition of "nursing home" below.

Association. The organization of persons who own a unit or right to exclusive occupancy in a community apartment project or stock cooperative.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80)

Astrologer, Hypnotist or Psychic Art and Science. Any person who practices, teaches, or professes to practice the business of astrology, hypnotism, or the psychic arts and sciences for a fee, gift, donation, or otherwise. Psychic arts and sciences may include palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairaudience, crystal gazing, mediumship, prophecy, augury, divination, magic or necromancy.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Auto Body Repair. A facility for collision services, including body, frame or fender straightening or repair and painting of vehicles in an appropriate paint booth.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Auto Paint Shop. A facility for the painting of vehicles in an appropriate paint booth.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Auto Parts (New and Rebuilt Accessory Sales and Service). A facility for the retail sale and installation of lubricating oils, tires, filters and other new or rebuilt goods for use in motor vehicles. The resurfacing of rotors, pressing of bearings, grinding of brake drums, and similar activities are permitted as incidental uses.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Auto Repair Garage. A facility for reconditioning of any type of motorized vehicle. This use can include mechanical repair and service facilities and repairing and installing elements of an automobile such as engines, transmissions and differential repair or installation.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Automobile and Truck Sales and Mobile Home, RV, Boat and Trailer Sales or Rental. The sale of automobiles or the sale or rental of large trucks, RVs, boats, and other similar equipment.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Automobile Parking Area. A fully accessible space for the parking of an automobile; each such area shall be a minimum of eight feet by 20 feet exclusive of driveways or aisles.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Automobile Rental. The rental of automobiles. Automobiles kept on the lot for rental purposes are not considered to be outside storage.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Awning. See definition of term under the general definition of "sign" below.

Bakery, Retail. A facility which sells bakery and related items. Items sold on site may be made at the facility. Catering is permitted.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Banner. See definition of term under the general definition of "sign" below.

Bar. A facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages, in original sealed or corked containers, for consumption off the premises where the same are sold.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Barber/Beauty Shop. A personal services establishment where hair is cut and other similar services are provided.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Base flood. The flood having a one percent chance of being equaled or exceeded in any given year.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Basement. Any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Bed and Breakfast Inn. Overnight accommodations and a morning meal in a dwelling unit provided to tourists for compensation.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Benefit District. The geographic area established and defined in the Regional Road Impact Fee Ordinance, within which regional road impact fees are required to be spent to ensure that fee payers receive sufficient benefit from regional road impact fees paid.

Best Management Practices (BMP). Any program, technology, process, siting criteria, operating method, measure, or device that controls, prevents, removes, or reduces water pollution (IECA, 2002). Construction Site Best Management Practices are generally implemented to reduce or prevent erosion and to control the sediment and wastes that are generated from construction activities.

(Ord. No. 5466, § 1, 6-25-03)

Bicycle. A vehicle having two tandem wheels, either of which is more than 16 inches in diameter or having three wheels in contact with the ground any of which is more than 16 inches in diameter, propelled solely by human power, upon which any person or persons may ride.

Bicycle Facilities. A general term denoting improvements and provisions made by public agencies to accommodate or encourage bicycling, including parking facilities, mapping all bikeways, and shared roadways not specifically designated for bicycle use.

Bicycle Lane (Bike Lane). A portion of a roadway which has been designated by striping, signing and pavement markings for the preferential or exclusive use of bicyclists.

Bicycle Path (Bike Path). A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way.

Bicycle Route (Bike Route). A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and informational markers, with or without specific bicycle route number.

Bikeway. Any road, path, or way which in some manner is specifically designated as being open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes.

Billboard. See definition of term under the general definition of "sign" below.

Block. An area of land within a subdivision bounded on all sides by a street, highway, railroad right-of-way, unsubdivided land or other definite boundary.

(Ord. No. 5478, § 1, 6-16-03)

Blood Plasma Donor Center. A building used for the collection of human blood plasma from plasma donors. The term does not include a facility for the provision of medical care or treatment.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Boarding or Rooming House. A building or portion thereof (not a hotel or motel) where, for reasonable compensation, lodging is provided for more than five guests. Cooking facilities may or may not be available.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Buffer. An area of land on the boundary of a parcel that adjoins a parcel which has more restrictive use zoning, such as where a parcel zoned for commercial uses adjoins a parcel zone for residential uses, or a residential zoned parcel that allows a certain number of units to the acre adjoins a parcel that allows a lesser number of units to the acre that the adjoining parcel. A buffer may consist of more restrictive development requirements or standards such as in height, bulk, landscaping, or setbacks. The intent of buffer is to mitigate the negative impacts of the more intense uses on the less intense uses.

(Ord. No. 5478, § 1, 6-16-03)

Building. Any structure having a roof supported by columns or walls and used for the enclosure of persons, animals or chattels, but not including a trailer (mobile home).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Building, Central Accessory. As relates to a mobile home park or subdivision, a structure housing toilet, lavatory, and such other facilities as required or permitted by ordinance.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Building, Main or Principal or Primary. A building or group of buildings devoted to the principal use of the lot on which it is situated.(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Building and Landscape Material/Lumber Yard. A facility for the sale of home, lawn and garden supplies and construction materials such as brick, lumber and other similar materials.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Building Articulation. To divide a building wall into distinct and significant parts.

Building Coverage. Building coverage is measured as the amount of the total property area covered by the floor plates of all principal and accessory structures, expressed as a percentage of gross property area.

Building Division. The officer, department or agency of the city charged with the enforcement of the provisions of all ordinances and regulations pertaining to the erection, construction, reconstruction, alteration, conversion, movement, arrangement, or use of the buildings or structures within the city.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Building Envelope. The three-dimensional space within which a building may be constructed on a lot or parcel according to the regulations of this title, including but not limited to regulations addressing maximum building height, building coverage, yards, and required landscaped and open areas.

Building Facade. The exterior wall of a building facing the street or parking lot including the parapet and wall area above canopies.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Building Frontage. The length of the face or wall of a completely enclosed building which fronts directly on a public street or other public area.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Building Height. The vertical distance of a building, measured as stated in Section 18.24.108 above.

Building Permit. The development permit issued by the city before any building or construction activity can be initiated on a parcel of land.

Building Setback. See definition of the term "yard," below.

Bulky Goods Retail, Low Volume. A facility for the retail sale of small volumes of bulky goods or merchandise to the general public and rendering services incidental to the sale of such goods. Bulk retail is differentiated from general retail by any of the following characteristics: items for sale that include large, categorized products such as appliances, household furnishings, electrical and heating fixtures and supplies. The retail use of the building shall exceed 20 percent of the gross floor area. Bulky Goods Retail, Low Volume use shall not include automobile, truck, RV, and boat sales/rental.

(Ord. No. 6124, § 6, 9-23-09)

Bus or Other Transportation Terminal. Any premises for the transient housing and/or parking and maintenance of buses or other vehicles used for the movement of people (not freight) and where passengers are picked up or discharged and tickets sold.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Business. An operation conducted by an individual, partnership or corporation which functions as a single enterprise or activity or is owned and operated by a single individual, partnership or corporation.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Business Day. See definition of "Working Day," below.

Business Frontage. The length of building frontage occupied by an individual building occupant. An occupant may have more than one business frontage if it occupies building frontage facing on two or more streets or public areas.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Cabana. Any portable, demountable, or permanent cabin, room, enclosure, or other building erected, constructed, or placed on any mobile home lot, mobile home space, or recreational vehicle space within six feet of any principal building.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Caliper. The diameter of a tree measured six inches above the ground.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Call Center. A primary point of contact with customers via phone or Internet for purposes of selling merchandise characterized by the majority of employees processing orders via phone or Internet.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Camping Trailer. A folding structure usually made of canvas, mounted on wheels and designed for travel, recreation and vacation use.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Canopy (Building). A rigid multi-sided structure covered with fabric, metal or other material and supported by a building at one or more points or extremities and may be supported by columns or posts embedded in the ground at other points or extremities. May be illuminated by means of internal or external sources.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Canopy (Freestanding). A rigid multi-sided structure covered with fabric, metal or other material and supported by columns or posts embedded in the ground. May be illuminated by means of internal or external sources.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Capacity. The maximum number of vehicles which have a reasonable expectation of passing over a given section of a street in one direction, or in both directions of a highway, during a given time period, under prevailing traffic conditions, expressed in terms of vehicles per hour or maximum critical turn volumes each of which is described under Level of Service. Capacity is measured in the Regional Road Impact Fee Ordinance and the Regional CIP during the PM Peak Hour.

Car Wash, Full-Service. A car wash facility typically operated in conjunction with a gas station, which customarily employs automatic or semi-automatic methods of cleaning.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Car Wash, Self-Service. A coin operated car wash facility operated by the customer and which does not utilize automobile conveyors or other automatic methods of cleaning.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, §

2, 1-8-02)

Caretakers Quarters. An independent, self-contained dwelling unit located on the same lot as a principal multi-family dwelling or nonresidential use or structure and which provides residential accommodations for a property manager or security personnel.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5924, § 7, 5-9-07)

Carport. A one-story accessory structure entirely open on one or more sides used for vehicle parking or storage.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Casino. A nonrestricted gaming operation where gaming is made available for play by the public and which shall be associated with a hotel. Restricted gaming operations are not included in the definition of "casino." See definition of "gaming operation" below.

(Ord. No. 5944, § 3, 6-27-70)

Cemetery/Mausoleum. Property used for interring of the dead.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

CCFEA - Capital Contribution Front-Ending Agreement. A pre-development agreement between the RTC and the Participating Local Government with any person who proposes to construct non-site related street project capital improvements or right-of-way dedication identified in the Regional Road Impact Fee CIP. The Agreement shall specifically describe: (1) the contribution, payment, construction, or land dedication; (2) the time by which the construction of roadway improvements or dedication of land shall be paid; (3) the amount of credit to be issued; and (4) the schedule for when credits shall be issued during phases of construction or dedication of land.

Change in Use. Any principal use that differs from the previous principal use of a building or land, as determined in the Summary Land Use Table (Section 18.08.201), or where the administrator finds the new use differs substantially in the amount of required parking, traffic generation, number or frequency of customers/users, hours of operation, or other similar aspects of the use.

Chemical Processing and/or Manufacture. A facility in which chemical processing is used or where chemicals are manufactured.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Child Care Center/Facility. Any place, home, institution, business, or establishment in which children are received, cared for, or maintained for any period of time with or without compensation.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Child Care Center. A child care center/facility that provides care, protection, and supervision for children on a regular basis away from their primary residence for less than 24 hours per day. Accessory uses include offices, recreation areas, and parking. A "child care center" does not include in-home child care uses as defined in this chapter. This category does not include public or private schools or facilities operated in connection with an employment use, shopping center, or other principal use, where children are cared for while parents or guardians are occupied on the premises or in the immediate vicinity.

Child Care, In-Home. A child care center/facility in the permanent residence of the provider for the purpose of providing day care and training for a child or children away from their primary residence for less than 24 hours per day. An in-home child care facility shall provide care, protection, and supervision to no more than 12 children at one time, including the children of the provider.

Church/House of Worship. Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. The term does not include any class of child care center, general education classrooms and facilities, or commercial activities.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

City. The City of Reno, Nevada.

City Attorney. That official elected to the office of City Attorney of the City of Reno, or his/her designee.

City Clerk. That official charged with the title of City Clerk of the City of Reno, or his/her designee.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

City Engineer. The official charged with the title of City Engineer of the City of Reno, or his/her designee.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

City Standards. The current edition in effect at time of project approval of "Construction Standards" and "Standard Specifications" as defined and as adopted by the city council. Upon construction, the most current standards shall apply.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Civic Display. See definition of term under the general definition of "sign" below.

Clean Water Act (CWA). Federal Water Pollution Control Act enacted by Public Law 92-500 as amended by Public Laws 95-217, 95-576, 96-483, and 97-117, enacted at 33 USC 1251 et seq. and as subsequently amended.

(Ord. No. 5466, § 1, 6-25-03)

Cleaners, Commercial. A facility or area for cleaning items in bulk quantities such as clothes and linens. This definition includes cleaning for hospitals, restaurants, hotels, diaper cleaning services and other similar accounts, as well as rug and dry cleaning plants where on-premise retail services to individual households are incidental to the operation of the plant.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Clerestory Window. A row of windows above eye level that allows light into a space. Clerestory windows provide light without the distraction of a view and without compromising privacy.

(Ord. No. 5895, § 3, 12-4-06)

Closed Campus. A school facility in which students attending non-traditional secondary schools remain inside the building(s) from the time they arrive until they leave following the completion of classes. All meals and breaks between classes are taken inside the facility building(s).

(Ord. No. 5983, § 3, 11-28-07)

Closed Intermittent Lake. A substantial enclosed area that contains water on an intermittent basis without a means of outlet.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Cluster Development. Moderate density attached or detached development, which is designed to protect

sensitive areas to allow for common open space.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

CNEL, Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Coffee House. A gathering place which serves coffee or juice which may or may not include a restaurant, which does not exceed 2,000 square feet, and sales of alcohol (if any) do not exceed ten percent of gross receipts.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Collection Station. A facility used for the collection and temporary storage of empty beverage containers, aluminum, glass, paper or clothing for recycling purposes conducted totally within an enclosed structure or container. This definition does not include processing except for "can banks" that crush cans as they are deposited. Excludes recycle containers for the convenience of patrons.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

College, University, or Seminary. A college or university is an academic institution of higher learning beyond the level of secondary school. A seminary is an institution for the training of candidates for the priesthood, ministry, rabbinate, or other religious order.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Commercial Center. A group of two or more commercial sales and service establishments managed as a single entity; for example, a grocery-store anchored community shopping center. In addition to commercial sales and service uses, a commercial center may include recreation, entertainment, and amusement uses, or institutional, public and community service uses.

(Ord. No. 5895, § 3, 12-4-06)

Commercial or Commercial Use, Business, or Establishment. An activity involving the sale of goods or services carried out for profit. Includes office, retail, services, lodging, wholesale trade, and other similar development.

Commercial Amusement/Recreation (Inside), other than listed. An enclosed facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to, bowling alleys, inside miniature golf, roller and ice-skating rinks, game courts, swimming pools, or physical fitness centers and gyms. Shall include instruction such as gymnastics, karate and like activities/uses. Video arcades are not included in this use.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6035, § 6, 6-25-08)

Commercial Amusement/Recreation (Outside). An outdoor facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include but are not limited to game courts, water slides, miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, driving ranges and sports events, such as a stadium or arena.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Commercial, other than listed. A commercial use not specifically listed elsewhere in the Summary Land Use Tables found in Chapter 18.08 of this title.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Common Element or Common Area. The entire project excepting all units therein.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80)

Common Interest Community. A residential, business, or industrial development wherein persons purchasing any real estate identified as part of that development are required to purchase interest in real estate other than their specific unit, as further defined and regulated in NRS 116 including but not limited to parking areas, open space, and public use areas.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Common Open Space. A parcel or parcels of land or an area of water or a combination of land and water within the site designated for a planned unit development that is designed and intended for the use or enjoyment of the residents or owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents or owners of the development.

(Ord. No. 5431, § 2, 2-25-03)

Communication Facility, Equipment Only. Satellite, microwave, cellular telephone or other radio transmission devices and equipment, excluding satellite dishes for individual use.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Community Center, Private (Accessory). A facility associated with a planned development or multi-family development that provides for community activities for residents of the development.

Complete Menu. A selection of foods primarily prepared on site and intended to be served as meals to restaurant patrons.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Completed Application. An application which complies with the applicable policies and procedures the city has determined is complete.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Condominium. A common interest development in which portions of real estate are designated for separate ownership and the remainder of the real estate is designated for common ownership solely by the owners of those portions, as further defined and regulated in NRS 116 and NRS 117.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Congregate Care Facility. A residential facility providing food and shelter, personal guidance, care, rehabilitation services, or supervision of over six clients. Shall be licensed by the city, county or state or operated by a non-profit organization.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Construction Standards. "The Standard Details for Public Works Construction" (Orange Book) or as

amended by the Supplemental Standard Drawing Details, and the "Public Works Design Manual" as adopted and amended by the city council.

Construction Standards--Downtown Redevelopment District. The most current standards, specifications and details available from the City of Reno Downtown Redevelopment Agency, also commonly called "Redevelopment Standards", "Downtown Standards", "Streetscape", etc.

Convenience Store. A retail store containing less than 5,000 square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). It is designed to attract and depends upon a large volume of stop-and-go traffic. Illustrative examples of convenience stores are those operated by the "PDQ," "7-11" and "AM-PM" chains. Gas sales may be an accessory use to convenience stores.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Convent or Monastery. A building housing a community of persons living under religious vows, such as nuns or monks.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Convention Space. An area assigned to conventions including service areas, such as common areas, kitchens and coat check rooms.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Conversion, Condominium. A change in the ownership of a parcel or parcels of property, together with the structures thereon, whereby the parcel or parcels and structures previously used as residential rental housing are changed into condominium ownership.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80)

Copy Center. A facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, small offset printing, blueprint, and facsimile sending and receiving.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Corporation Yard. A public facility that provides a centralized location for housing the personnel and storage, maintenance and/or refueling of equipment utilized in the operation and maintenance of public infrastructure which may include streets, public utilities, fleet, parks, and buildings. This facility may provide office facilities for administrative purposes as an accessory use as determined by the administrator.

(Ord. No. 6124, § 1, 9-23-09)

Council of Co-owners. The co-owners acting as a group in accordance with the bylaws of the condominium association.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80)

Country Club, Private. A facility used for recreational or athletic purposes with limited membership and the use of which is primarily restricted to members and their guests. Accessory uses include retail facilities that do not have separate signage or advertising, and a club house.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Crematorium. A facility where human and/or animal corpses are cremated.

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(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5972, § 4, 9-26-07)

Critical Areas. See Flight Path Area(s).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6035, § 6, 6-25-08)

Critical Drainage Area. The floodplain area where the existing drainage system is inadequate, or where some other unusual drainage pattern or criteria exists.

Critical Flood Pool. The zone 1 division of the watershed as set forth in Policy 3.1.b, "Floodplain Storage within the Truckee River Watershed," Interim Water Policies and Criteria, February 25, 2003, Regional Water Planning Commission, Washoe County, Nevada as amended, and as described on the map entitled "Truckee Meadows Flood Plain Storage Zones," as amended, and incorporated here by reference.

Critical Root Zone. The critical root zone is the area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Curb Cut. The opening along the curb line at which point vehicles or pedestrians may enter or leave the street, parking lot, or other paved area.

Custom and Craft Work. A facility in which finished, personal, or household items which are either made to order or which involve considerable handwork are produced. Examples include, but are not limited to, textiles, pottery, furniture repair or refinishing, woodworking, sculpting and other work or wood products on an individualized single item basis. Cabinet making and cabinet assembly shops are not included in this definition. The use of mechanized assembly line production is excluded from this definition.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Cut-out. Any portion of an advertising display which portion is connected to but extends from the main body of the display.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Decibel, Db. A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base ten of the ratio of the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Decision-Making Bodies. Decision-making bodies are the administrator, planning commission, hearing examiner, historical resources commission, or the city council.

(Ord. No 5501, § 8, 9-24-03; Ord. No. 5729, § 11, 9-14-05)

Default. Default means that the improvements listed in Exhibit A to the improvement agreement have not been completed by the subdivider/developer within the period concurred to by the city council including any applicable extensions in time, and/or the security posted by the subdivider/developer to ensure that improvements will be completed has lapsed or been revoked by the surety.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Density, Residential. The number of residential dwelling units per unit of land, typically per gross acre unless otherwise circumscribed. Residential density is measured according to Section 18.24.101 above.

Density Bonus. An incentive granted by the city to a developer of real property that authorizes the developer to build at a greater density than would otherwise be allowed under this title in return for the performance of certain, publicly desirable functions, such as the provision of a certain proportion of affordable housing.

Developer. Any landlord, person, firm, partnership, association, joint venture or corporation or any other entity or combination of entities or successors thereto who at any time causes property to be improved and/or developed.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80; Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Development. The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, dredging, grading, excavation, landfill, or other land disturbance; and any use or extension of the use of land; any other man-made changes being made to real property.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Development Agreement. An agreement entered into by the city, at its discretion, to vest private development rights for projects of regional significance excluding those agreements entered into with the redevelopment agency.

(Ord. No. 4960, § 1, 1-26-99)

Director of Public Works. The official charged with the title of Director of Public Works of the City of Reno, or his/her designee.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Discretionary Review. A procedure for review and approval of a development application brought pursuant to this Title 18 where the decision making body is not the administrator. Discretionary review includes, but is not limited to, procedures for zoning map amendments, site plan review, and special use permits review.

(Ord. No. 6000, § 25, 1-30-08)

Display Surface. The sum total of the geometric areas of the display surfaces which make up the total sign or advertising display. Any borders, outlines, frames, embellishments or other similar material constituting an area in excess of ten percent of the area of the display surfaces shall be included in the sum total. Necessary supports or uprights shall be excluded.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Divide Real Property. For purposes of regulating condominiums, to divide the ownership thereof by conveying one or more condominiums therein but less than the whole thereof.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80)

Downtown Area. The area specifically defined and established in Section 18.08.101(i)(1) of this title. See Figure 18.08-3 in Section 18.08.101(i)(1).

Drainage Plan. A plan prepared and sealed by a Nevada Registered Professional Civil Engineer, for the collection, transportation, treatment and discharge of storm water within and from a subdivision/development.

Drainage Report. A technical engineering report prepared and sealed by a Nevada Registered Professional Civil Engineer, whose purpose is to identify and define drainage characteristics associated with a

proposed development and to define possible problems and conceptual solutions. In its final form, the drainage report shall transform the defined conceptual solutions to a final drainage plan.

Drainageway, Major. A drainageway that drains a land area of 100 acres or more.

Drive-Through Facility. A facility where vehicles drive through to obtain food or services. Includes stacking spaces and queuing lanes.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Driveway. A privately owned and maintained vehicular access not used for address assignment and excluding alleys.

Driveway, Shared. Means a driveway serving more than one owner.

Driveway, Residential. A vehicular access from a public or private street serving only one dwelling unit or, with the administrator's approval, more than one dwelling unit if it is a part of a preferred design component in the implementation of LID objectives. An easement that grants the right of access to each served dwelling unit must be recorded for each driveway serving more than one residential unit.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 5192, § 1, 10-10-00; Ord. No. 6088, § 6, 2-11-09)

Dwelling. Any building or portion thereof used exclusively as the residence of one or more families, but shall not include hotels, motels, or other lodging accommodations, or clubs, boarding or rooming houses, fraternity or sorority houses, or institutional living facilities such as private dorms or nursing homes.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Dwelling Unit. One (1) or more rooms located in a dwelling and containing one kitchen and one full bathroom intended to be rented, owned, or used by one family, including necessary employees of each such family.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Dwelling Unit, Efficiency. A dwelling unit consisting of not more than one habitable room, together with kitchen or kitchenette and sanitary facilities.

Dwelling Unit, Accessory (ADU). An attached accessory dwelling or a detached accessory dwelling, as defined herein. This use is distinguished from Guest Quarters or Guest House as defined herein.

1. **Attached Accessory Dwelling Unit.** Attached accessory dwelling unit refers to a portion of a principal single-family dwelling that provides complete, independent living facilities for living, sleeping, eating, cooking and sanitation in a dwelling unit, but which is separate from the principal dwelling unit's cooking area, bathroom(s) and living areas.
2. **Detached Accessory Dwelling Unit.** A detached accessory dwelling unit is a dwelling unit on the same parcel as a principal single-family dwelling unit, but physically separated from the principal dwelling unit. An accessory dwelling unit provides complete, independent living facilities for living, sleeping, eating, cooking, and sanitation.

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 5474, § 1, 7-16-03; Ord. No. 5924, § 7, 5-9-07)

Dwelling, Duplex. A type of multi-family dwelling in which one unit is attached to one other dwelling unit located on the same lot (for a total of two dwelling units on one lot). Each dwelling has its own front and rear access, no unit is located over another unit, and each unit is separated from the other unit by one or more vertical common walls.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294,

§ 2, 1-8-02)

Dwelling, Multi-Family. A building used or designed as two or more dwelling units, or at least two detached single-family structures on one lot. Does not include condominiums, cluster development, or lots with one primary unit and one accessory dwelling.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Dwelling, Single-Family, Attached/Townhouse. A dwelling unit attached to one or more other dwelling units located on a separate lot. Each dwelling has its own front and rear access, no unit is located over another unit, each unit is separated from other units by one or more vertical common walls, and each dwelling is located on a separately owned lot. A townhouse complex may include common areas and facilities owned by all of the owners on a proportional, undivided basis.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Dwelling, Single-Family, Detached. A dwelling, located on a separate and individually owned lot, for the exclusive use of a single family maintaining a household. No single-family dwelling may have more than one kitchen and all rooms used for human habitation must have interior access to one another, except for the provision of an attached accessory dwelling as permitted in this title. The term "single-family detached dwelling" includes the definitions set forth in NRS 278.0209, NRS 278.02095, and 278.021.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5474, § 1, 7-16-03)

Dwelling, Single-family, Zero Lot Line. A dwelling unit on a separately owned lot on which one wall of the principal dwelling is located within one foot of the side property line of an adjacent residential lot, and the other side yard meets or exceeds the minimum required side yard for the district.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Electric Generating Plant. A facility that generates, as a principle use, electricity from mechanical power produced by solar, wind, gas, coal, hydraulic, nuclear fission franchised by the city, or other fossil or non-fossil fuel power sources.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6007, § 5, 2-27-08)

Electric Utility Substation. A facility for transforming electricity for distribution to individual customers.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Electronic Readerboard. See definition of the term under the general definition of "sign," Below.

Elevation.

1. A vertical distance above or below a fixed reference level;
2. A fully dimensional drawing of the front, rear, and sides of a building showing features such as construction materials, height, dimensions, windows, doors, and relationship of grade to floor level.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Engineer. Any person who is retained as a consultant by the owner/developer and is legally authorized to practice civil engineering in the state in accordance with NRS Ch. 625, and includes Project Engineer and Engineer of Record as used in this title.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Engineer of Record. Any person who is retained as a consultant by the owner/developer and is legally authorized to practice civil engineering in the State of Nevada in accordance with NRS Chapter 625, and maintains a valid City of Reno business license.

Erect. To arrange, build, construct, attach, hang, paint, place, suspend, affix or otherwise establish an advertising display.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Escort. Any person who, for a salary, fee, commission, hire, or profit, makes himself or herself available to the public for the purpose of accompanying other persons for social engagements.

Escort Service. Any business, agency, or person who, for a fee, commission, hire, or profit furnishes or arranges for escorts.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Expansion of Street Capacity. Any widening, intersection improvement, signalization, or other capital improvement designed to increase the existing street's capacity to carry vehicles.

Facility or Facilities (General). One or more buildings, structures, uses of land, landscaping, or other site improvements that are built, installed, or established to serve a particular purpose or activity.

Facilities (for purposes of interpreting Residential Construction Tax requirements only). For purposes of implementing this title's residential construction tax for parks, playground and recreational facility improvements, "facility" means turf, trees, irrigation, playground apparatus, playing fields, play areas, picnic areas, horseshoe pits and other recreational equipment or appurtenances designed to serve the natural persons, families and small groups from the neighborhood from which the tax was collected.

(Ord. No. 2820, § 1 (16.09.020), 3-24-80; Ord. No. 3692, § 1, 6-27-88)

Facing. For purposes of sign control under Title 18, "facing" means a sign that is clearly visible and legible from the subject property (e.g., a sign that is "facing" a residential property means a reasonable person can clearly see and read the sign from the property line of the residential property).

Family. One person living alone; two or more persons related by blood, marriage or legal adoption; a group of unrelated individuals not exceeding five persons living together as a single housekeeping unit--except where federal and/or state law requires otherwise; or six or fewer persons who may be unrelated and are elderly or developmentally disabled and reside together as an independent support group. No more than two additional persons, who likewise need not be related to any of the elderly or developmentally disabled individuals as included in this definition, but who serve as guardians or house parents, as required, shall also be construed as family for the purpose of this chapter. On a single-family lot shall include occupants of all structures - primary and accessory.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Farm (No Commercial Slaughtering). Agricultural land used to produce crops. Land area devoted to raising, breeding, or producing an animal or plant.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Farm or Ranch Building (Accessory). A barn or other similar structure typically used for farming activities that is accessory to another primary use.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Fence. An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

Final Action. Final action means that action which could not be subjected to any further discretionary action by the city or the County of Washoe, as applicable.

(Ord. No. 5295, § 1, 1-22-02)

Final Authority. The right of the board of adjustment or planning commission to make the final decision on certain applications, such as variance, special use permit, or tentative maps if no appeal is filed.

(Ord. No. 5501, § 8, 9-24-03)

Final Plat. A map prepared in accordance with the provisions of NRS Ch. 278 and the provisions of this title.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Financial Institution. A business establishment authorized to receive and safeguard money or other valuables; lend money at interest; execute bills of exchange; and provide other similar services.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Fire Chief. That official charged with the title of fire chief of the City of Reno, or designee.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 5192, § 1, 10-10-00)

Flight Path Areas. Trapezoidal areas extending generally from the ends of runways as shown on the maps labeled Figures 18.08-10 and 18.08-11 in Section 18.08.402. May also be called "critical area(s)."

(Ord. No. 6035, § 6, 6-25-08)

Fitness Center. A facility providing exercise equipment, swimming facilities, game courts and other similar facilities.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland waters and/or
- (2) The unusual and rapid accumulation of runoff of surface waters from any source.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Flood Boundary Floodway Map. See definition of "Flood Insurance Rate Map (FIRM)" below.

Flood Hazard Area. The area designated as being flooded by the base flood, and is designated as zone A on the flood insurance rate map (FIRM).

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Flood Insurance Rate Map (FIRM). The official map on which the Federal Insurance Administration has delineated the flood hazard area, the limited flooding area, and the risk premium zones applicable to the community.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency that includes flood profiles, the flood insurance rate map (FIRM), the flood boundary-floodway map, and the water surface elevation of the base flood.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Floodproofing. Any combination of structural and nonstructural additions, changes or adjustments to nonresidential structures which reduce or eliminate flood damage to real estate or improved property.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. The floodway is delineated on the flood boundary floodway map.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Food Processing/Wholesale Bakery. A facility in which food for human consumption is provided in its final form, such as candy, baked goods, tortillas, and ice cream, and the food is distributed to customers on-site or to retailers or wholesalers for resale on or off the premises. Food or beverage processing using mechanized assembly line production of canned or bottled goods, which occupies more than ten percent of the facility's floor area, is excluded from this definition.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 6082, § 1, 1-28-09)

Footcandle. A unit of measurement referring to illumination incident to a single point. One footcandle is equal to one lumen uniformly distributed over an area of one square foot.

Fraternity or Sorority House. Any building occupied and maintained by a social association of college students, or where organization-sponsored functions are regularly held.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Freestanding Automated Teller Machine. A freestanding machine where financial transactions may be performed; not necessarily located within a financial institution.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Freeway. Freeways are intended to move large volumes of traffic at high speeds through and between urban centers. No direct access to abutting properties is permitted and all intersections are grade-separated. Speeds are normally 50-65 mph and right-of-way widths typically are 150-300 feet. More specifically, it is the portions of Interstate 80 and U.S. 395 within the City of Reno or its sphere of influence.

(Ord. No. 5295, § 1, 1-22-02)

Frontage, Building. See definition of "building frontage" above.

Frontage, Business. See definition of "business frontage" above.

Funeral Parlor. A place where ceremonies are held in connection with the burial or cremation of the dead.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294,

§ 2, 1-8-02)

Gable. A triangular wall section at the end of a pitched roof, bounded by the two roof slopes.

(Ord. No. 5895, § 3, 12-4-06)

Gaming. To deal, operate, carry on, conduct, maintain, or expose to play any game as defined in NRS 463.0152, as amended, or to operate an inter-casino linked system as defined in NRS 463.01643.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Gaming Operation. A premises where any gaming is done, as "gaming" is defined in this chapter. A gaming operation shall be either "nonrestricted" or "restricted."

Gaming Operation, Nonrestricted. A gaming operation authorized to operate by the Nevada Gaming Commission under the terms of a nonrestricted license, as defined in NRS 463.0177. A nonrestricted gaming operation shall be combined with and operated in conjunction with a principal hotel use. Also referred to as a "casino."

(Ord. No. 5944, § 3, 6-27-70)

Gaming Operation, Restricted. A gaming operation consisting of the operation of 15 or fewer slot machines, and no other gaming devices, when the machines are operated as incidental to the business of the primary or principal commercial or lodging use. A restricted gaming operation is authorized to operate by the Nevada Gaming Commission under the terms of a restricted license, as defined by NRS 463.0189.

Garage, Private. A space intended for or used by the private automobile of families resident upon the lot.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Garage, Public. A building for the repair or storage or hire of motor vehicles.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Garage Sale. A sale of personal property from a residence or residential property within a residential zoning district which has been owned or used previously by an individual or resident residing on the premises where the sale is conducted. A yard, patio, or tag sale shall be included within the definition of "garage sale."

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Gateway. A significant threshold entrance to the city, or the city's downtown area or urban core.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Gathering Space. A gathering space is an area set aside for the leisure and recreational use of the residents and visitors of a multi-family development.

(Ord. No. 5478, § 1, 6-16-03)

General Personal Service. A facility for the sale or provision of personal services, but not including personal service uses otherwise listed or specifically defined in this chapter or title. Typical personal services include, but are not limited to, shoe repair, tailor, instructional arts studio, photography studio, custom and craft work studio, safe deposit boxes, travel bureau, house cleaning services, weight reduction centers, florists (excluding greenhouses), and other similar uses as determined by the administrator.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294,

§ 2, 1-8-02)

General Retail Store or Commercial Use, Other Than Listed. A facility for the retail sale of general merchandise to the general public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, flowers and household plants, dry goods, groceries and convenience and specialty foods, toys, furniture, books and stationery, hardware, used goods, and other similar uses as determined by the administrator. This use does not include retail or commercial uses specifically listed or defined elsewhere in this chapter or title.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Glare. The effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Government Facility. An office or facility that is operated by the federal, state, county or city, or other public entity.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Grade (Adjacent Ground Elevation). Lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet (1,524 mm) from the building, between the building and a line five feet (1,524 mm) from the building.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Grading. Rearrangement of the earth's surface by stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new contours or grades.

Greenfield Sphere Plan. The Greenfield Sphere Plan is a prior component of the City of Reno Master Plan which related to the Greenfield area.

(Ord. No. 5474, § 1, 7-16-03)

Group Home. A community-based dwelling use providing food and shelter, personal guidance, care, rehabilitation services, or supervision. Group homes shall have a maximum of six clients plus two staff residing in a house, except where federal and/or state law requires otherwise. Group homes serving persons with disabilities may have a maximum of ten clients with house parents or guardians and shall be licensed by the city, county, or state.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Guest Quarters or Guest Houses. An accessory use consisting of one or more rooms contained within a detached accessory building located on the same parcel as a single-family detached dwelling (e.g., a casita), intended for guest occupancies only and not leased or rented for commercial gain. Guest quarters or guest houses are not "accessory dwelling units" because guest quarters and guest houses do not contain separate and independent cooking (kitchen) facilities and, therefore, are not "dwelling units" as defined in this Chapter.

(Ord. No. 5924, § 7, 5-9-07)

Gun Range (Indoor). A facility for the sport of shooting at targets to test accuracy in rifle, pistol or other firing device, or for the practice of archery, owned or operated by a corporation, association, or individuals.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Half-block. One side of a block that is divided by an alley.

(Ord. No. 5478, § 1, 6-16-03)

Hardscape. Decorative materials included within a landscape area such as large boulders, public art, decorative walkways, turf blocks, and plazas, excluding public sidewalks.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Hazardous Materials/Explosives Uses.

1. Hazardous materials/explosives uses include:

- Gunpowder, powders used for blasting, all forms of high explosives, blasting materials, fuses other than electric circuit breakers, detonators and other detonating agents, smokeless powders, other explosive or incendiary devices and any chemical compound, mechanical mixture or device that contains any oxidizing or combustible units which could cause an explosion.

2. Hazardous materials/explosives uses do not include:

- Ammunition for small arms or their components, black powder commercially manufactured in quantities that do not exceed 50 pounds and explosives manufactured under the regulations of the U.S. military.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Hazardous Waste. Any waste or combination of wastes, including solids, semi-solids, liquids or contained gases, which:

1. Because of its quantity or concentration or its physical, chemical or infectious characteristics may:

- Cause or significantly contribute to an increase in mortality or serious irreversible or incapacitating illness; or
- Pose a substantial hazard or potential hazard to human health, public safety or the environment when it is given improper treatment, storage, transportation, disposal or other management.

2. Is identified as hazardous by the Nevada Department of Conservation and Natural Resources as a result of studies undertaken for the purpose of identifying hazardous wastes. The term includes, among other wastes, toxins, corrosives, flammable materials, irritants, strong sensitizers and materials which generate pressure by decomposition, heat or otherwise.

Hazardous waste does not include ancillary waste produced as a by-product of a retail or commercial use such as photo finishing or medical waste.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Hear. To conduct a hearing.

(Ord. No 5501, § 8, 9-24-03)

Hearing. A range of proceedings, open to and inclusive of the public, in which issues of fact or law are reviewed.

(Ord. No 5501, § 8, 9-24-03)

Heavy Machinery and Equipment (Rental, Sales and Service). A facility for the display, sale, and rental of

tools, heavy machinery, dump trucks or commercial and heavy equipment such as those used in building construction, farming, restaurant or manufacturing.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Helipad. A facility for the landing and taking off of helicopters. No accessory gas sales, maintenance or other services are permitted as a part of this use.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

High Water Mark. The line which delimits the river bed from its banks; the point to which the water rises at its average or mean highest annual stage.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Highway. A highway means a highway as defined in NRS 484.065.

(Ord. No. 5295, § 1, 1-22-02)

Hillside Development. A development that has an average slope, as calculated in Article XVI (Hillside Development) of Chapter 18.12, equal to or greater than ten percent or slopes that exceed 15 percent on 25 percent or more of the site.

Hip Roof. A roof without gables.

(Ord. No. 5895, § 3, 12-4-06)

Holiday Decoration. See definition of term under the general definition of "Sign."

Home Occupation. An accessory to a primary residential use; a businesses establishment conducted within a home by the home's occupants, typically a small office or day care provider.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Hospice. A dwelling uses as a residence for the terminally ill.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Hospital, Acute and Overnight Care. A building used for accommodation of sick, injured or infirm persons, including, sanitaria, convalescent and rest homes. An institution, designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Hotel, with or without Gaming. A building occupied or intended to be occupied for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere. Hotels have an interior hall and lobby with access to each room from the interior hall or lobby.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Hotel-Condominium. A hotel-condominium is an establishment meeting the criteria for a "Hotel" as set forth in this Title, but subdivided into individual rooms or suites for separate ownership. Hotel-condominium is a commercial condominium development for which the units are primarily used to derive commercial income from, or provide service to the public, and may not be used as a dwelling by an Owner

for 28 days or more within any 12-month period. Hotels-condominium are subject to transient lodging standards and requirements. When hotel-condominiums are not occupied by the owner, owners shall make them available for transient rental lodging use through a hotel rental management program or otherwise.

(Ord. No. 5750, § 1, 9-28-05; Ord. No. 5804, § 1, 2-22-06)

Household Goods, Light Service, Repair and Assembly. A facility in which household items, such as toasters, irons, tools and vacuums are repaired or assembled and where all such items are stored within a building or an inside storage area.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Housing for Working Families, Affordability Guidelines.

1. Affordable Rental Units. Rent and utilities have to be no greater than 30 percent of gross income of a household at or less than 60 percent of median income on a sliding scale according to household size. The rental units must be rented to households earning no more than 60 percent of median income.
2. Affordable Homeownership Units. The sales price cannot exceed two and one-half times annual median income of households that are at or below 80 percent of median income. The units must be sold to households at or below 80 percent of median income.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Improvement Agreement. An agreement executed between the city and the owner/developer of land to be subdivided or developed where improvements are to be installed, modified or removed.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Improvement Plans of Record. The plans accepted by the city as the official plans of the subdivision or development which are placed on file with the city.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Indirect Illumination. Illumination which is cast on a sign from a source outside the sign with the source of the light shielded from direct view.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Indoor Manufacturing, Processing, Assembly or Fabrication. A manufacturing processing or assembly facility in which all activities and storage of materials occurs indoors. This use may include accessory retail sales as defined in this section.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5938, § 3, 6-27-07)

Indoor Manufacturing, Processing, Assembly or Fabrication, Light. The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing. This use may include accessory retail sales as defined in this section.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5938, § 3, 6-27-07)

Industrial District or Industrial Zoning District. Any of the following base zoning districts: I, IC, or IB, and any portion of a PUD or SPD District where the primary use is industrial.

Infill. Site development or redevelopment where a majority of property within 600 feet has been developed.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Internal Illumination. Illumination produced by a light source contained within a sign and not directly visible from outside.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Kiosk. A structure not exceeding six feet in any horizontal dimension or 12 feet in vertical dimension which is used to provide surfaces for the posting of notices.

Kitchen. Any room or part of a room designed, built, used or intended to be used for food preparation and dishwashing but not including a bar area or similar room that is utilized primarily for the preparation of beverages and not for food preparation or storage. The presence of a range, oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5924, § 7, 5-9-07)

Laboratory. A facility for conducting medical or scientific research, investigation, testing, or experimentation; but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. This definition also includes labs for the manufacture of dentures and prosthesis.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Land Use Guide. The element of the City of Reno's Master Plan as identified and adopted by the city council.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Landfill. A lot or premises used for the disposal of garbage, trash, refuse or waste material, but not including sewage, which is officially sanctioned by proper authorities of the jurisdiction in which it is located.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Landing or Landing Place. An unenclosed and level part of an exterior staircase, outdoor deck or porch, or similar exterior structure attached to a principal building and from which direct entry into the building is possible.

Landscape Area. An area comprised of any combination of living plants, inorganic material such as rocks or stones, and architectural features including but not limited to fountains, pools, art works, screen walls, fences, street furniture and ornamental concrete or stonework.

Landscape Material. Living material including, but not limited to, grass, ground covers, shrubs, vines, hedges or trees; and non-living materials including, but not limited to, rocks, gravel, sand, tile, bricks, wood, textured hard surfaces and water features.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Landscaping. Preserving the existing trees, shrubs, grass, and decorative materials such as fences or walls on a lot, tract, or parcel of land, or the rearranging or modifying thereof by planting or installing more or different trees, shrubs, grass, or decorative materials.

Large Retail Establishment. A "large retail establishment" means a "general retail store or commercial use other than listed", as defined in this Section, including grocery stores and "super-center" retail establishments housed in a structure that contains fifty thousand (50,000) square feet or more of ground-floor gross floor area and the associated site upon which the large retail establishment is developed inclusive of all other structures and improvements.

1. In calculating the total ground-floor gross floor area of the large retail establishment structure, all ground-floor roofed area - including areas occupied by permanent outdoor display and sales areas, such as a garden center - is included.
2. When a large retail establishment includes general personal services or vehicle repair or service uses in the same structure (e.g., an optical store or photography studio combined with general retail, or an automobile tire service area combined with general merchandise sales), the gross floor area of the personal service or vehicle repair/service use is included in calculating the total gross floor area.
3. For purposes of this definition, a combination of two or more general retail store or commercial uses in separate buildings will be considered a single "large retail establishment" if the separate uses share a controlling ownership interest, management, check stand, or storage area.

(Ord. No. 5895, § 3, 12-4-06)

Laundry Drop-off or Pick-up. A store where laundry may be dropped off and picked up. Cleaning facilities are not located on site: laundry is taken to a commercial cleaners to be laundered, then returned for pick-up.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Laundry, Self Service. A facility that provides washing machines for use by customers.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Ldn, Day-Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Level of Service (LOS). A qualitative measure describing operational conditions, from "A" (best) to "F" (worst), within a traffic stream or at intersections, which is quantified for street segments by determination of a volume to capacity ratio (V/C), which is a measurement of the amount of capacity of a street which is being utilized by traffic, and which is quantified for signalized intersections in terms of either vehicle delay or total critical hourly volumes.

The V/C for LOS "A" through "F" for street segments are:

LEVEL OF SERVICE FOR STREET SEGMENTS					
LEVEL OF SERVICE	MAXIMUM VOLUME/CAPACITY RATIO	HOURLY VEHICLES/LANE MILE			
		MAJOR ARTERIAL	MINOR ARTERIAL	COLLECTOR	FREEWAY RAMP
LOS "A"	0.60	435	390	390	960
LOS "B"	0.70	507	455	455	1,120
LOS "C"	0.80	580	520	520	1,280
LOS "D"	0.90	653	585	580	1,440
LOS "E"	1.00	725	650	650	1,600

Intersection level of service may be measured either in terms of vehicle delay or in terms of total critical turning movements, as follows:

LEVEL OF SERVICE FOR INTERSECTIONS		
LEVEL OF SERVICE	DELAY (SECONDS)	MAXIMUM CRITICAL VOLUME
LOS "A"	(10	900
LOS "B"	>10 - (20	1,050
LOS "C"	>20 - (35	1,200
LOS "D"	>35 - (55	1,350
LOS "E"	>55 - (80	1,500

Library, Art Gallery or Museum. A facility or area for the acquisition, preservation, study, and exhibition of works of artistic, historic or literary or scientific value.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Light or Lighting Fixture. A complete outdoor lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply.

Limited Flooding Area. The area between the limits of the base flood (100-year flood) and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. This area is designated as "shaded X" on the flood insurance rate map (FIRM).

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Living Area. The portion of a single-family dwelling that is habitable.

Loading Space. An off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294,

§ 2, 1-8-02)

Long Term Residential. A multi-dwelling unit for extended stay lodging, similar to a hotel or motel. This definition shall not include other dwelling units as defined by this chapter.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Lot or Parcel. Any unit or contiguous units of land in the possession of or recorded as the property of one person. A distinct part of land divided with the intent to transfer ownership or for building purposes and which abuts upon a means of access.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Lot, Corner. A lot that abuts two or more streets that intersect at one or more corners of the lot.

Lot, Front Line. The narrowest lot dimension fronting on a street.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Lot, Through. A lot abutting two non-intersecting streets, as distinguished from a corner lot. Also referred to as a "double-frontage lot."

Lot Depth. The distance between the front and rear lot lines measured in the mean direction of the side lines.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Lot Width. The distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear line.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Lowest Floor. For purposes of regulation of flood hazard areas, the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this chapter.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Low Impact Development (LID). The principles and techniques used in designing sites (starting from site layout, and grading and compaction phases of construction) that disturb only the smallest area necessary, minimize soil compaction and imperviousness, preserve natural drainages, vegetation, and buffer zones, and utilize on-site storm water treatment techniques. LID sites reduce and compensate for development's impact(s) on hydrology and water quality.

(Ord. No. 6088, § 6, 2-11-09)

Maintain. For purposes of this title's sign regulations, maintain means to keep in a state of repair provided there is no increase in the movement of any visible portion of the off-premises advertising display nor any increase in the illumination emitted by the off-premises advertising display or any other characteristic beyond that allowed by the permit or law under which it exists.

(Ord. No. 5295, § 1, 1-22-02)

Maintenance, Repair or Renovation Business. A facility for contracting services such as building repair,

renovation and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, and janitorial services.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Major Drainage Facility. See definition of the term "drainageway, major" above.

Major Utilities. Electric lines 60 kv or greater and facilities, natural gas lines greater than 100 psi, water lines greater than 30 inches in diameter and greater than five miles in length, and geothermal lines and facilities.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Manufactured Home or Housing (General). A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing the label certifying that it is built in compliance with the Federal Manufactured Housing and Construction and Safety Standards in effect on the date of manufacture. A manufactured home is further defined by NRS 489.113.

Whenever this title refers to mobile homes, manufactured homes that are not single-family dwellings, as defined in this chapter, shall be considered as having the same restrictions and privileges.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5729, § 11, 9-14-05; Ord. No. 5762, § 3, 11-16-05)

Manufactured Home (for Floodplain Management Purposes). For purposes of floodplain management only, a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Manufactured Home Park or Subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Massage Therapy. A professional occupation that, for the purposes of this chapter, when licensed and operated in accordance with Reno Municipal Code, Chapter 4 (Massage Establishments), shall be deemed to meet the criteria for a professional office use.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Master Plan. A comprehensive, long-term general plan for the physical development of the city in accordance with NRS 278.150 et seq. The form of the master plan is defined by NRS 278.200.

(Ord. No 5501, § 8, 9-24-03)

Maximum Extent Possible. No feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic considerations may be taken into account but shall not be the overriding factor in determining "maximum extent possible."

(Ord. No. 5502, § 1, 9-24-03)

Mean Sea Level. For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Mechanical Stabilization. The application or use of structural measures such as rock rip-rap, gabions, turfstone or an approved equal, to provide sufficient soil cover to prevent soil movement by action of wind or water. Stabilization may include incorporation of vegetative measures if approved, so that in combination the structural and vegetative measures will provide an appropriate level of protection. The determination of whether the proposed methods are appropriate will be made by the administrator.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 5192, § 1, 10-10-00)

Medical Facility, Day Use Only. A medical office or outpatient facility which is used only during the day, and which does not provide overnight care.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Merchandising Poster. See definition of term under the general definition of "sign" below.

Mining, Sand and Gravel Excavation. An area where sand, gravel, other rocks and minerals are removed from the ground.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5729, § 11, 9-14-05; Ord. No. 5762, § 3, 11-16-05)

Mini-warehouse. Personal storage units; personal storage. Refers to personal effects and household goods within an enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing or commercial activity.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Mitigation. The following actions, prioritized in order of preference:

1. *Avoiding Impacts.* Avoiding an impact by not taking a certain action or parts of an action; or
2. *Minimizing Impacts.* Limiting the degree or magnitude of the action or its implementation, or by changing its location; or
3. *Rectifying Impacts.* Repairing, rehabilitating, or restoring the impact area, facility or service; or
4. *Reducing or Eliminating Impacts.* Reducing or eliminating the impact over time by preservation and maintenance operations; and
5. *Compensating For Impacts.* Compensating for the impact by replacing or providing equivalent biological, social, environmental and physical conditions, or a combination thereof.

Mixed Use Development. The development of a tract of land or building or structure with two or more different principal uses, such as, but not limited to, residential, office, manufacturing, retail, public or entertainment, in a compact urban form. In a mixed use development, the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of vehicular and pedestrian access and parking areas.

Mixed Use District or Mixed Use Zoning District. Any of the following base zoning districts: MU, and any portion of a PUD or SPD District where the primary use is mixed use development.

Mobile Home (General).

1. A structure, intended for use as a dwelling, eight feet or greater in width and 28 feet or greater in length, designed to be movable but not self-motive.
2. A structure which is:
 - Built on a permanent chassis;
 - Designed to be used with or without a permanent foundation as a dwelling when connected to utilities; and
 - Transportable in one or more sections.

The term includes the design of the body and frame and the plumbing, heating, air-conditioning and electrical systems of the mobile home. "Mobile home" does not include a travel trailer, commercial coach, manufactured home or any structure built in compliance with the requirements of NRS Chapter 461.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Mobile Home (for Floodplain Management Purposes). For purposes of floodplain management, a structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers, or manufactured unit housing on permanent slab foundations.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Mobile Home Lot. A portion of land within a mobile home subdivision used or intended to be used for parking of one mobile home, including required yards and parking area, attached or detached accessory building, and open space.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Mobile Home Park. A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semipermanent basis, including accessory buildings, or uses customarily incidental thereto.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02); (Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Mobile Home Space. A portion of land within a mobile home park used or intended to be used for the parking of one mobile home, including required yards and parking area, attached or detached accessory buildings, and open space.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Mobile Home Subdivision. A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Model Home. A single-family dwelling, which is open to the general public for viewing within specified times on a regular basis and which was constructed for the purpose of encouraging the sale of similar homes within the same development. A model home is a type of temporary real estate sales office during the buildout of the community.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Motel. A building occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with access to each room or unit from

an outside porch or landing (whether or not the outside porch or landing is enclosed with screen, glass, plastic or similar material) and with accessible parking spaces on the premises, or adjacent premises under the same ownership, for each unit, as provided for in this chapter.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Motor Home. A portable, temporary dwelling used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

National Pollutant Discharge Elimination System (NPDES) Permit. A storm water discharge permit issued by NDEP in compliance with the federal Clean Water Act and its amendments.

(Ord. No. 5466, § 1, 6-25-03)

Natural Watercourse. A natural creek, stream, or river, whether seasonal, intermittent, or perpetually flowing.

NDOT. Nevada Department of Transportation.

Neighborhood Park. A site not exceeding 25 acres designed to serve the recreational and outdoor needs of natural persons, families and small groups.

(Ord. No. 2820, § 1 (16.09.020), 3-24-80; Ord. No. 3692, § 1, 6-27-88)

Neighborhood Plan. A neighborhood plan is a plan regarding land use designations and community development specific to a designed location within the city and has been adopted by the city as a part of the City of Reno Master Plan.

(Ord. No. 5431, § 2, 2-25-03)

New Construction (for Floodplain Management purposes). For purposes of floodplain management, structures for which the "start of construction" commenced on or after the effective date of Ordinance No. 3529.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Night Club. An establishment operated as a place of entertainment, characterized by any or all of the following as a principal use:

1. Live, recorded or televised entertainment, including but not limited to performance by magicians, musicians or comedians.
2. Dancing.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Noise Exposure Contours. Lines drawn about a noise source indicating constant levels of noise exposure. Ldn contours are frequently utilized to describe community exposure to noise.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Nonconforming Lot. A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of this title, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements.

Nonconforming On-Premise Sign. See the specific definition of the term "sign, nonconforming" under the general definition of "sign" below.

Nonconforming Site Improvement. A legally established building or other improvement of land, except related to signs, that does not comply with current requirements of Title 18.

Nonconforming Use. A use or activity which was lawful prior to the adoption, revision, or amendment to this title, but which fails, by reason of such adoption, revision, or amendment, to conform to the present requirements of the zone district in which such use is located.

Nonconformity. Generally, a nonconforming use, sign, lot, or site improvement.

Nonresidential Development or Use. Any specific types of uses included within the following use categories, as shown in the Summary Land Use Tables in Section 18.08.501 of this title:

1. Commercial Sales and Services.
2. Recreation, Entertainment, and Amusement.
3. Lodging.
4. Institutional, Public, and Community Service.
5. Industrial, Manufacturing, Wholesale, Distribution, and Transportation.
6. Other.

Nonresidential District or Nonresidential Zoning District. Any of the following base zoning districts: OS, PO, GO, PF, NC, CC, AC, CB, HC, HCD, I, IC, or IB, and any portion of a PUD or SPD District where the primary use is nonresidential.

Non-Site Related Improvements. Capital improvements and right-of-way dedications for street improvements to the arterial streets and collector streets identified in the Regional CIP that are not site related improvements.

Nuisance. See Title 1 of the Reno Municipal Code.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Nursing Home/Assisted Living. Residences that primarily serve the elderly or disabled that provide rooms or apartments, meals and may provide personal care and supervision of self-administered medication. Intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital or special care facility. They may provide other services, such as recreational activities, financial services and transportation.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Office. A category of land use characterized by buildings or portions of a building wherein services are performed involving administrative, professional, or clerical operations. "Office" includes contractors and others who perform services off-site only if major equipment and materials are not stored at the site and fabrication or similar work is not carried out on the site.

Office, other than listed. An office facility other than specifically listed or defined elsewhere in this chapter or title.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Open Space. An area set aside and platted separately for the use of the general public or residents of a subdivision. Open space may be owned by a government entity or under common ownership.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294,

§ 2, 1-8-02)

Open Space, Useable. On-site land area, contained within lot lines or within common open space, which is absent of any building or structure. Usable open space could contain, but is not limited to the following: private yards, walkways, trellises, swings, arbors, swimming pools, tennis courts, and landscaping. Surface parking areas or driveways are not usable open space.

Outcall. A business which for a fee sends or refers an entertainer to an entertainment location in response to a request to entertain a patron at the entertainment location.

Outdoor Dining. The use of public sidewalks and public rights-of-way for the consumption of food and beverages. Also referred to in this title as "sidewalk cafe."

(Ord. No. 4546, § 1, 8-8-95)

Outdoor Manufacturing, Processing, Assembly or Fabrication. A manufacturing, processing or assembly facility in which activities and storage of materials occurs outdoors.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Outdoor Storage. Property used for the long term (more than 72 hours) retention of materials, machinery and/or equipment; regardless of whether materials, machinery or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. New or used motor vehicle sales and rental display and parking shall not be defined as outside storage as long as the vehicles are operable.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Overlay Zoning District. An overlay district, whether general or a planning area, is a zone which is superimposed on a base zone, thus establishing additional regulations which restrict, prohibit, or add to the base zoning regulations set forth in Chapter 18.08. If conflicts exist between base zoning districts and overlay zoning districts, provisions of zoning overlay districts shall apply.

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 5473, § 1, 7-16-03)

Owner. The person, partnership, firm, corporation, or association having sufficient proprietary interest in the land sought to be subdivided or developed to commence and maintain proceedings to subdivide or develop the same under this title. The holder of an option or contract of purchase, a lessee having a remaining term of not less than 30 years, or another person having an enforceable proprietary interest in the land is an "owner" for the purposes of this title.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Pad Site. Typically used in the context of retail shopping center development, a building or building site that is physically separate from the principal or primary building and reserved for freestanding commercial uses, each such use containing no more than 25,000 square feet of gross floor area. Typical pad site uses include, but are not limited to, freestanding restaurants, banks, and auto services.

Parapet. The portion of a wall that extends above the roofline.

(Ord. No. 5895, § 3, 12-4-06)

Parcel Map. A map filed pursuant to NRS 278.461 to 278.469, inclusive, and City Code, which creates four or fewer lots, parcels, sites, units, plots or interest, but not including streets offered for dedication.

(Ord. No. 3075, § 2, 4-11-83; Ord. No. 3122, § 1, 9-12-83; Ord. No. 3361, § 1, 2-10-86; Ord. No. 5193, § 1, 10-10-00)

Park or Recreation Area, Active. A park, playground, golf course or athletic field that has scheduled athletic events and draws large numbers of people from throughout the city to the events. Usually has

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lights and designated playing fields or other structured areas.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5762, § 3, 11-18-05)

Park or Recreation Area, Passive. A park, playground, swimming pool, or reservoir that primarily serves residents living within walking distance of the facility and does not have scheduled events or fields.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5762, § 3, 11-18-05)

Parking Lot. A surface or structured facility for parking that is ancillary or accessory to a primary use. A parking lot does not include areas used for display or storage of vehicles that are owned by a licensed business on the site.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Parking Lot, Open. A facility for parking that is not associated with a building on the same lot, or is operated as a business enterprise by charging the public a fee and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Parking Space. See parking diagram in Figure 18.12-24, Section 18.12.1104.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Parkway. The strip of land, regardless of whether currently paved, surfaced, or landscaped, and situated between the back of the curb and the sidewalk. In the absence of a curb, the curbline of a street shall be deemed to be the edge of the parkway.

(Ord. No. 5408, § 1, 12-10-02); (Ord. No. 5408, § 2, 12-10-02)

Pawn Shop. A facility (other than a bank, saving and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

Pedestrian Walkway. A surfaced walkway, separate from the traveled portion of a public or private right-of-way or parking lot/driving aisle, intended for pedestrian or bicyclist use.

(Ord. No. 5895, § 3, 12-4-06)

Pennant. See definition of term under the general definition of "Sign."

Person. Any governmental entity, individual, firm, association, club, organization, corporation, partnership, business trust, company or other entity which is recognized by law as the subject of rights or duties.

(Ord. No. 5466, § 1, 6-25-03)

Pet Store. A commercial establishment that sells pets and pet supplies.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Pickup Coach. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Plan. For purposes of development of a planned unit development ("PUD"), a "plan" is the provisions for development, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, private streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the plan" means the written and graphic materials referred to in this section.

(Ord. No. 5431, § 2, 2-25-03)

Planned Unit Development. An area of land controlled by a landowner, which is to be developed as a single entity for one or more planned unit residential developments, one or more public, quasi-public, commercial or industrial areas, or both. The plan for a planned unit development does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one zoning district under this title.

(Ord. No. 5431, § 2, 2-25-03)

Planning Act. NRS Ch. 278 as same is or may hereafter be amended.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Planning Commission. The City of Reno planning commission.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Plant Nursery/Garden Supply. A facility for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

PM Peak Hour. The highest traffic volumes during four consecutive 15 minute periods usually between the hours of 4:00 PM and 6:00 PM.

Pollutant. Dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials (except those regulated under the Atomic Energy Act of 1954, as amended (42 USC 2011 et seq.), heat, wrecked or discarded equipment, rock, sand, cellar dirt, sediment and industrial and municipal waste discharge into water.

(Ord. No. 5466, § 1, 6-25-03)

Pool or Billiard Parlor. A facility for the playing of billiards and pool. Food service may be allowed as an ancillary use.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Portico. A porch or walkway with a roof supported by columns, often leading to the entrance to a building.

(Ord. No. 5895, § 3, 12-4-06)

Post Office. A facility operated by the U.S. Postal Service.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Poultry and Hog Farm. Land area devoted to raising, breeding, or producing poultry or hogs.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294,

§ 2, 1-8-02)

Premise. A parcel of real property, including improvements.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Predominant Use. The main or primary purpose for which a tract of land or structure is designed, arranged, or intended, or for which it may be occupied or maintained, under this Title 18. When more than one principal use permitted in a zoning district is established on the same tract of land or in the same structure, the "predominant use" shall be the one use that occupies the larger percentage of gross land or floor area. When a standard in this title requires the ground floor or pedestrian level of a building to be occupied by a specified "predominant use," the "predominant use" shall be the use that occupies the greater percentage of building frontage at the ground floor or pedestrian level.

Primary or Principal Use. The specific primary purpose for a property is used. The primary or principal use of a property may occur in one or more buildings. All other uses not a "primary use" are accessory uses of the property.

Print. Print means and includes a blueprint, white print, photostat, direct process print or other copy which reproduces the original drawing from which it is made.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Printing and Publishing. A commercial facility which reproduces a large quantity of copies of books and other printed material. Does not include a facility which provides custom copy and printing services.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Prison/Custodial Institution. A place where persons convicted or accused of crimes are confined.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Private Club, Lodge or Fraternal Organization.

1. *Club.* A facility of a private organization for the preparation and service of food and/or drink for members and their guests.
2. *Lodge or fraternal organization.* A facility for a special purpose organization for the sharing of sports, arts, literature, politics or other similar interests; but not primarily for profit or to render a service that is customarily carried on as a business.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Private Dorm. A residential facility used for training purposes.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Project. For purposes of regulation of condominiums, the entire parcel of real property divided or to be divided into condominiums, including all structures thereon.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80)

Prospective Purchaser. A tenant, subtenant or any person who visits the condominium project site for the purposes of inspection for possible purchase.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80)*

Public Meal Provider/Homeless Services Provider. Any use of land whether in a structure, tent or any enclosed or unenclosed private or public area, where for no charge or for only a token charge (provision of meals where the charge for the meal is less than the actual cost to provide the meal) meals are provided to the public for a period exceeding more than 24 days in any year. A building that is used or intended to be used to provide to homeless individuals temporary accommodations, shelter, meals or any combination thereof. For purposes of this chapter, a "homeless individual" includes an individual who lacks a fixed, regular residence.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Public Space. The total qualifying area within a hotel with gaming or within a nonrestricted gaming operation which is accessible to the public, consisting of the area devoted to lobby, retail stores, restrooms, meeting and exhibitor rooms, restaurants, entertainment areas, indoor sports and recreation areas, and any other square footage determined to be qualifying public area.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Public Transit or School Bus Shelter. A shelter to provide cover for persons waiting to use public transit services, including school buses.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Public Utility. A regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the public health, safety, and welfare.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Railroad Yard or Shop. A facility or area for the maintenance, repair, or storage of rail vehicles, and associated with a working railroad.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Ramadas. Any roof, or shade structure, installed, erected or used above a mobile home, recreational vehicle, lot, space, or portion thereto.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Recording Studio. A building or portion of a building used as a place to record music and videos. This definition does not include broadcasting facilities.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Recreational Vehicle. A vehicle towed, or self-propelled on its own chassis, or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. The term recreational vehicle includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, and converted trucks or buses.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Recreational Vehicle Park. A parcel or tract of land, having as its principal use the transient rental or occupancy of space for no more than 90 days by two or more recreational vehicles, including accessory buildings, structures, or uses customarily incidental thereto.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294,

§ 2, 1-8-02)

Recreational Vehicle Space. A portion of land within a recreational vehicle park used or intended to be used for the transient parking of one recreational vehicle, including permitted accessory uses and structures.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Regional Centers. Locales in the city where higher intensity land uses are concentrated as determined in the master plan.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Regional Road Impact Fee. A fee collected at the time of building permit issuance from traffic generating land developments. Fees are subsequently utilized to fund road capital improvements identified in the Regional Road Impact Fee CIP.

Regional Road Impact Fee CIP. The Regional CIP is the listing of road capital improvements necessary to maintain regional level of service standards relative to traffic volume increases associated with land development activity.

Regional Road Impact Fee Network. All major arterial streets and minor arterial streets, and collector streets that are within the Service Area, including proposed arterial streets and collector streets necessitated by projected future traffic generating land development activity as identified in the Regional Road Impact Fee CIP.

Remedy a Violation (for Floodplain Management purposes). For purposes of floodplain management, to bring the structure or other development into compliance with state or local floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Rental Multi-Unit Housing. Apartments, of five units or more, and all other forms of housing excluding mobile homes and single-family dwellings, rented or leased to tenants by landlords or property owners.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80)

Rental Store with Outside Storage. A store that rents items which are stored outside to the public.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Required Area. Required area refers to the minimum size of lot or parcel of land as defined and required by city code.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Residence, Two-family. A single lot or parcel developed with either a duplex dwelling or with two single-family detached dwellings.

(Ord. No. 5478, § 1, 6-16-03)

Residential Condominium. Any of the following:

1. Residential condominium means an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in space in a

residential building unit where said unit shares a commonly owned floor, ceiling or wall. A residential condominium may include in addition a separate interest in other portions of such real property. Such estate may, with respect to the duration of its enjoyment, be either:

- a. An estate of inheritance or perpetual estate;
 - b. An estate for life; or
 - c. An estate for years.
2. Community apartment means a project in which an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon.
 3. Stock cooperative means a corporation which is formed or availed of primarily for the purpose of holding title to, either in fee simple or for a term of years, improved real property, if all or substantially all of the shareholders of such corporation receive a right of exclusive occupancy in a portion of the real property, title to which is held by the corporation, which right of occupancy is transferable only concurrently with the transfer of the share or shares of stock in the corporation held by the person having such right of occupancy.
 4. Cooperative apartment means a multi-unit dwelling in which each resident has:
 - a. An interest in the entity owning the building; and
 - b. A lease entitling him to occupy a particular apartment within the building.
 5. Townhouse means an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in real property including the land beneath and air space above the real property held separately.
 6. The definition of "residential condominium" does not include density subdivisions, cluster developments or planned unit developments: except that any units of a density subdivision, cluster development or planned unit development which share a commonly owned floor, ceiling or wall are within the definition of this subsection and shall comply with the provisions of this chapter.
 7. As used in this chapter, "condominium" means "residential condominium".
 8. The definition of "residential condominium" does not include duplex, triplex, four-plex or other apartment complex or housing of four units or less; provided, however, that a conversion made under the provisions of this exclusion is not made in such a fashion as to circumvent the intent and purpose of Article IV (Residential Condominiums) of Chapter 18.10 of this title.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80)

Residential Condominium Unit. A unit together with the undivided interest in the common elements appertaining to that unit.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80)

Residential Definitions. Definitions of the following terms and words relating to residential land uses can be found in this Section 18.24.203 in the appropriate alphabetical order:

Apartment.

Apartment house.

Cluster Development.

Condominium.

Dwelling.

Dwelling Unit.
Dwelling, Accessory.
Dwelling, Attached Accessory.
Dwelling, Detached Accessory.
Dwelling, Duplex.
Dwelling Unit, Efficiency.
Dwelling, Multi-Family.
Dwelling, Single-Family, Attached/Townhouse.
Dwelling, Single-Family, Detached.
Dwelling, Single-Family, Zero Lot Line.
Group Home.
Manufactured Home or Housing.
Mobile Home.
Rental Multi-Unit Housing.
Residence, Two-Family.
Residential Unit.
Residential Condominium.
Residential Condominium Unit.
Residential Dwelling Unit.

(Ord. No. 5924, § 7, 5-9-07)

Residential Interface Area. An area depicted on the development concept map within the Reno-Tahoe International Airport Regional Center Plan, a part of the Master Plan.

(Ord. No. 5473, § 1, 7-16-03)

Residential Unit. See definition of the term "dwelling unit" above.

Residential Dwelling Unit. See definition of the term "dwelling unit" above.

Residentially Zoned District or Residential Zoning District. Any area zoned LLR.5, LLR1, LLR2.5, SF15, SF9, SF6, SF4, MF14, MF21, MF30, HDMF, MH, or that portion of a PUD or SPD if residential is the primary use, or a residential time share.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Residentially Zoned Parcel or Property. A lot or parcel contained in a residentially zoned district, as the term "residentially zoned district" is defined above.

(Ord. No. 5295, § 1, 1-22-02)

Responsible Person. Any owner, foreman, superintendent, project manager, or other person with operational control over site activities and day-to-day operational control over plan requirements and permit conditions at the site of any construction activity.

(Ord. No. 5466, § 1, 6-25-03)

Restaurant. A retail business licensed to serve food and beverages for on-premises consumption and which uses a kitchen on the premises for food preparation with a minimum floor area of 200 square feet. Includes cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza), and similar uses.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 4546, § 1, 8-8-95)

Restaurant with Alcohol Services. A restaurant where alcoholic beverage drinks are prepared for service at tables for consumption only in connection with a meal served on the premises. May include a lounge area where customers wait to be seated for a meal. Alcoholic beverages are not purchased directly from the bar or for off-premise consumption.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Restaurant without Alcohol Services. See definition of the term "restaurant" above.

Retail. Any sale other than a sale at wholesale.

Retail Use or Retail Store. See definition of the term "general retail store or commercial use" above.

River Bank. The elevated margin of land which confines the water when it rises out of the bed.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

River Bed. The depression between the banks worn by the regular and usual flow of the river.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Riverfront Development. Any manmade structure abutting the river.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Riverside. That side of a riverfront development which is clearly visible from and parallel to the river.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Road Capital Improvement. Includes the transportation planning of, preliminary engineering, engineering design studies, land surveys, alignment studies, right-of-way acquisition, engineering, permitting, and construction of all necessary features for any street construction project on any arterial or collector street on the Regional CIP, undertaken to accommodate additional traffic resulting from new traffic generating land development, including but not limited to: (a) construction of new through lanes, (b) construction of new bridges, (c) construction of new drainage facilities in conjunction with new street construction, (d) purchase and installation of traffic signals, including new and upgraded signalization, (e) construction of curbs, gutters, sidewalks, medians and shoulders, (f) relocating utilities to accommodate new street construction, (g) the construction and reconstruction of intersections, (h) the widening of existing streets, (i) bus turnouts, (j) acceleration and deceleration lanes, (k) interchanges, and (l) traffic control devices. Road Capital Improvement does not include sound walls or landscaping.

Road Grade. The surface of the pavement of the road.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Roof Line. The top edge of the roof, or top of the parapet, or the top of a mechanical penthouse, or any structure which is an integral part of the building, forming the top line of the building silhouette.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Room. An un-subdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways and porches.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Salvage or Reclamation of Products (Indoors). Reclamation of products means a facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment not listed elsewhere in this chapter. Scrap or discarded materials includes, but is not limited to, metal, paper, rags, tires, bottles or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. This definition includes facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products; glass, metal cans, and other products, to return the products to a condition in which they may again be used for production.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Sanitary Station. A facility used for removing and disposing of wastes from recreational vehicle holding tanks.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

School, Secondary, Non-traditional (Public or Private). An education institution at which attendance satisfies the compulsory education laws of the State of Nevada. Two categories of non-traditional secondary schools are defined as follows:

1. Diploma granting industrial/technical arts schools. This type of school is a specialized diploma-granting secondary school for grades 9--12 emphasizing hands-on training geared toward full or part-time students with individual educational aptitudes in the technical or industrial arts fields. This type of program is focused on providing academic and practical instruction in subjects including but not limited to agriculture, plant science, veterinary medicine, building trades, computer aided drafting (CAD), 3D design, imaging and animation, health occupations, sports medicine, video and broadcast production technology, culinary arts, early childhood education, graphic arts, hotel and hospitality management, and related programs. This type of facility also supplies advanced training for employed and skilled technicians and craftsmen. Facilities of this type shall operate with a closed campus as defined in this section.
2. Diploma granting special academic needs schools. This type of school is a specialized diploma-granting secondary school for grades 9--12 emphasizing a low student to teacher ratio geared toward full or part-time students with individual educational aptitudes. This type of program is focused on providing academic instruction in traditional subjects including English, mathematics, science, history, government, humanities, computer literacy and other programs necessary to earn a high school diploma in the State of Nevada. Facilities of this type shall operate with a closed campus as defined in this section.

Both 1. and 2. above consist of a facility for secondary education supported by a public, private, church or parish organization.

(Ord. No. 5983, § 3, 11-28-07)

School, Primary (Public or Private). An educational institution at which attendance satisfies the

compulsory education laws of the State of Nevada. A facility or area for kindergarten and elementary education supported by a public, church or parish organization.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

School, Secondary (Public or Private). An educational institution at which attendance at which satisfies the compulsory education laws of the State of Nevada. A facility or area for secondary education supported by a public, church or parish organization.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

School, Vocational/Trade. A business operating for profit and offering instruction and training in a service or art, such as a secretarial school, barber college, commercial art school; or offering instruction and training in a trade such as welding, brick laying, machinery operation, and other similar manual trades. This does not include truck or heavy equipment driving schools. For purposes of this title, this use differs from business schools in that large equipment and outdoor activities are associated with vocational/trade schools.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Security. A notarized letter of credit furnished by a bank or financial institution authorized to do business in the state, in the form approved by the city attorney; or in lieu thereof, a bond from an agent authorized to do business in the state, in the form approved by the city attorney; a cashier's check or a certified check of the subdivider/developer made payable to the City of Reno; or a cash deposit with the city in lawful money of the government of the United States, provided further that under no circumstances shall the words be construed to authorize or permit a personal bond or other security other than that described herein.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Septic Tank Services. A facility which provides installation, maintenance and cleaning services for septic tanks.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Service Area. For purposes of administering Chapter 18.14 of this title, the area encompassed within the boundaries of the Region is hereby designated as the Service Area for the imposition of regional road impact fees and the collection and expenditure of funds under the provisions of the Regional Road Impact Fee Ordinance. The Service Area specifically excludes the Washoe County High Desert Planning area, the Washoe County Truckee Canyon Planning Area, and the Washoe County Tahoe Planning Area. With regard to Citifare transit service, service area is defined as the area with 1/4 mile of a bus route.

Service Station. An area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and including minor automotive repairs and washing, but not including body repairs or battery rebuilding. Service station means any building, land area or other premises, or portion thereof, used or intended to be used for the dispensing or sale of personal vehicular fuels or the sale or installation of lubricants, tires, batteries and similar accessories, but not including body repair or battery rebuilding. This use does not include truck stops as defined elsewhere in this chapter or title.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5993, § 3, 12-12-07)

Setback. See definition of the term "yard" below.

Showroom. A part or portion of a commercial building where merchandise is exposed for sale or where

samples are displayed.

Sidewalk. A public pedestrian walkway located adjacent to or immediately near a street.

Sidewalk Cafe. See definition of the term "outdoor dining" above.

Sign. A design or device displayed to the public for the purpose of identifying, advertising or promoting the interests of any person, persons, firm, corporation or other entity by conveying an advertising message, a non-commercial message or attracting the attention of the public. This definition shall include all parts of such a device, including its structure and supports and shall also include balloons, pennants, streamers or other devices which are used to attract the attention of the public, whether or not they convey a specific advertising message. Sign does not include the flag of the United States of America, the State of Nevada, Washoe County, City of Reno, City of Sparks, or other organizational or official flag, nor any support frame or standard which is used exclusively for display of such a flag. This definition does not remove responsibility for appropriate permits as required by the city.

The definition of "sign" above includes the following specific sign types, which are further defined below:

1. Abandoned sign means a sign which has not been maintained in accordance with the provisions of this ordinance for a period in excess of 90 days following legal notice from the zoning administrator to the owner of property and the owner of the advertising display that said sign does not meet minimum maintenance standards or the cessation of the right to continue the use of an off-premises advertising display.
2. Advertising display means any arrangement of material or symbols erected, constructed, carved, painted, shaped or otherwise created for the purpose of advertising or promoting the interests of any person, persons, firm, corporation, or other entity, located in view of the general public. This definition shall include signs, billboards, posters, graphic advertising messages, advertising copy, accessory signs and similar displays, but shall not include courtesy bus benches bearing advertising placed in public rights-of-way and covered by the City of Reno/Regional Transportation Commission Franchise Agreement. Advertising structure means any structure or device erected for the purpose of supporting any sign or other advertising display, and the framework of the sign. For the purposes of sign or advertising display removal, the removal shall include advertising structures.
3. Animated sign. A sign which meets the definition of changeable sign as contained in this chapter or a tri-vision display.

(Ord. No. 5295, § 1, 1-22-02)

4. Architectural graphic means a painted design, mural, relief, mosaic or similar feature of an artistic nature which is incorporated into the architectural design of a building and conveys no advertising message.
5. Area identification sign means a permanent, decorative sign used to identify a neighborhood, subdivision, commercial or office complex, industrial district or similar distinct area of the community.
6. Awning. (See canopy).
7. Back-to-back sign means a structure with two parallel and directly opposite signs with their faces oriented in opposite directions. A back-to-back sign shall constitute one off-premises sign or billboard.
8. Banner means a temporary sign made of any on-rigid fabric-like material that is mounted to a pole at one or more edges. National flags, state or municipal flags shall not be considered banners.
9. Billboard. (See off-premises advertising display).

10. Building wrap. A sign applied to or painted on, all or a portion of a building exterior wall(s). Building wraps include the application of a flexible material to a building containing an off-premises advertising display.

(Ord. No. 5295, § 1, 1-22-02)

11. Canopy sign means a sign affixed or applied to the exterior facing surface or surfaces of a building or freestanding canopy. Canopy signs may not project above the roof line. Signs attached to a canopy will be considered a wall sign when flashed back to the canopy.
12. Changeable sign means a sign whose informational content can be changed or altered by manual or electric, electro-mechanical, or electronic means. Changeable signs include the following types:
 - a. Manually activated. Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered by manual means.
 - b. Electrically activated. Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments. Includes the following two types:
 - c. Fixed message electronic signs. Signs whose basic informational content has been preprogrammed to include only certain types of information projection, such as time, temperature, predictable traffic conditions, or other events subject to prior programming.
 - d. Computer controlled variable message electronic signs. Signs whose informational content can be changed or altered by means of computer-driven electronic impulses.
13. Civic display means a temporary display of banners, balloons, flags, lights or similar decorations erected on a public street or other public property in connection with a holiday, civic event or celebration.
14. Community directory sign means a sign, or a group of signs designed as a single display, which gives information about local churches or civic organizations.
15. Directional sign means a permanent sign which directs the flow of traffic or pedestrians on private property and which contains no advertising message.
16. Directory sign means a sign, or a group of signs designed as a single display, which gives information about the location of businesses, buildings or addresses within a residential, office, commercial or industrial complex.
17. Electronic readerboard. (See changeable signs, electrically activated).
18. Flashing sign means a sign which uses blinking, flashing or intermittent illumination, either direct, or indirect or internal.
19. Freestanding sign means a sign which is supported by its own structure apart from a building.
20. Fuel price sign means a sign which displays prices of various types of gasoline or diesel fuel available at a service station. A fuel price sign may include a brand name if it does not occupy more than one-third of the area of the advertising display.
21. Holiday decoration means any display commonly associated with a local, state, national or religious holiday, and which is not left in place for more than 45 days during any single observance.
22. Inflatable sign means any device which is supported by air pressure or inflated with air or gas which is used to attract the attention of the public, whether or not it displays any specific advertising message.

- 23. Merchandising poster means a temporary sign or poster displayed inside a show window for a period not to exceed 30 days to provide information about a specific product, price or event.
- 24. Mobile sign means a sign attached to or suspended from any type of vehicle, other than normal identification of the business owned and served by the vehicle. Mobile signs shall not include those normally painted on or attached permanently to a franchised mass-transit vehicle or taxicab, nor shall mobile signs include special events signs.
- 25. Official sign means any sign erected by or at the direction of a governmental agency.
- 26. Off-premises directional sign means any sign which directs the public to a building, business, institution or activity not located on the same site as the sign. This definition does not include any sign which displays an advertising message other than the name and address of the building, business, institution or activity.
- 27. Off-premises advertising display. Any arrangement of material, words, symbols or any other display erected, constructed, carved, painted, shaped or otherwise created for the purpose of advertising or promoting the interests of any person, persons, firm, corporation or other entity, located in view of the general public, which is not principally sold, available or otherwise provided on the premises on which the display is located. Any display which is composed of at least 80 percent of on-premises display is an on-premises sign. Off-premise advertising display does not include governmental, traffic, directional, or safety signs. An off-premises advertising display includes its structure. Off-premises advertising displays are commonly called billboards.

(Ord. No. 5295, § 1, 1-22-02)

- 28. Off-premises advertising display, permanent. A permanent off-premises advertising display is a sign displayed for more than 12 hours in a day and for longer than 30 consecutive days, except signs for special events.
- 29. Off-premises advertising display, conforming permanent. An off-premises advertising device that is constructed or erected in conformance with all applicable local ordinances and codes in effect on the date a building permit is issued for the off-premises advertising display.

(Ord. No. 5295, § 1, 1-22-02)

- 30. Off-premises advertising display, nonconforming permanent. An off-premises advertising device which is constructed or erected in conformance with all applicable local ordinances and codes in effect on the date a building permit is issued for the off-premises advertising display, but which does not conform subsequently because of a change to the local ordinances or codes.

(Ord. No. 5295, § 1, 1-22-02)

- 31. Off-premises advertising display, temporary. A temporary off-premises advertising display is a sign displayed only temporarily and is not permanently mounted.
- 32. On-premises sign, nonconforming means any sign which was lawfully erected prior to the adoption of the ordinance codified in Chapter 18.16, or amendments thereto, which would not be permitted under the current provisions of Chapter 18.16. This definition shall include signs which were erected without a special use permit and which would require a special use permit under the current provisions of Chapter 18.16.
- 33. Pennant means a temporary sign made of any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, string, or other similar device usually in series, designed to move in the wind.
- 34. Permanent sign means any sign which is designed, constructed and affixed at the site in such a manner that it cannot be conveniently moved from place to place.
- 35. Pole sign means any sign that is supported by a pole (sometimes more than one) and otherwise

separated from other structures, buildings, and the ground by air.

36. Political sign means a sign which carries an advertising message supporting or opposing a candidate or proposition appearing on the ballot of a primary, general or special election.
37. Portable sign means any sign which is designed and constructed in such a manner that it can conveniently be moved from place to place. This definition shall include cardboard, paper, fabric, canvas and plastic banners and signs.
38. Projecting sign means a sign which is supported by a decorative bracket or hanger and extends at right angles from the face of a building. This definition shall also include any sign which, because of its shape or thickness, extends more than 12 inches from the face of a building when mounted flat against the face of the building, but shall not include a marquee which is designed as an integral part of a building.
39. Project sales sign means a sign which is erected for the purpose of promoting the sale or lease of property in a residential, office, commercial or industrial project on the site where the sign is located, and which is under construction or has been substantially complete for less than one year.
40. Real estate sign means a sign offering for sale, rent or lease the real property on which it is located.
41. Roof sign means any sign located on the roof, of a building and either supported by the roof or by an independent structural frame. A sign which is attached flat against the wall of a penthouse or other similar roof structure or architectural blade shall not be considered a roof sign that does not extend above the roof line.
42. Stacked sign means two or more off-premises signs affixed to the same standards which are not back-to-back signs and which vary in height from the ground.
43. Temporary sign means a sign which is allowed by Chapter 18.16 to remain in use for a limited time only.
44. Time and temperature sign means a sign which displays only the current time, temperature, and/or news of current events and carries no advertising message. A time and temperature sign shall not be considered a flashing or animated sign.
45. Wall sign means a sign painted on, attached to, or erected against the face or wall of a building with the face of the sign in a parallel plane with that of the building face or wall.
46. Wind sign means any display or series of displays, banners, flags, balloons or other objects designed and fashioned in such a manner as to move when subjected to wind pressure.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5729, § 11, 9-14-05; Ord. No. 5762, § 3, 11-16-05)

Sign Structure. Those parts of a sign designed to support it in place.

Single-Family Development, Use, or Residence. Development or use of land where the primary land use is single-family attached dwellings or single-family detached dwellings, as defined in this chapter.

Single-Family Zoned District or Single-Family Zoning District. Any area zoned LLR.5, LLR1, LLR2.5, SF15, SF9, SF6, or SF4, or that portion of a PUD or SPD District if single-family residential is the primary use.

Single-Family Zoned Parcel or Property. A lot or parcel contained in a single-family zoned district, as the term "single-family zoned district" is defined above.

Single Room Occupancy. A commercial residential hotel providing sleeping and living facilities that may rent on a weekly or monthly basis as a primary residence. Cooking and sanitary facilities shall be provided within the unit. Does not include any building, structure, or property in which persons are

housed or detained under legal restraint or hospitalized or otherwise under medical, nursing, or psychiatric care.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Site. All of the lots, parcels, and land area proposed for annexation or development according to the provisions of this Title 18, and which is in a single ownership or has multiple owners, all of whom join in an application for annexation or development. The term "site" does not include portions of a parcel not included in an annexation or development request.

Site Plan. The development plan for one or more lots on which is shown the existing and proposed conditions of the lot, typically including topography, vegetation, drainage, floodplains, landscaping and open spaces, walkways, access, circulation, utility services, buildings and structures, signs, lighting, buffers and screening devices, surrounding development, and any other information that the administrator may reasonably require in order for an informed decision to be made by the deciding body.

Site-Related Improvements. Those capital improvements and right-of-way dedications and/or site-related improvements not included in the Regional Road Impact Fee CIP that provide direct access to the development. Direct access improvements include but are not limited to the following: (a) site driveways and streets; (b) right and left turn lanes leading to those driveways and streets; (c) traffic control measures for those driveways; (d) frontage street; and (e) local and/or private streets.

Skybuilding. An elevated, occupiable structure, located over a right-of-way, used for occupancies that are not considered hazardous, as defined by the building code in effect in the city and Fire Code.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Skytram. An automated conveyance associated with an elevated structure, located over a right-of-way, used for the movement of people, and material that is not hazardous, as defined by the building code in effect in the city and Fire Code.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Skyway. A walkway, in an elevated structure, used exclusively for pedestrian traffic that passes over a right-of-way. This skywalk shall not be used for any occupancy.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

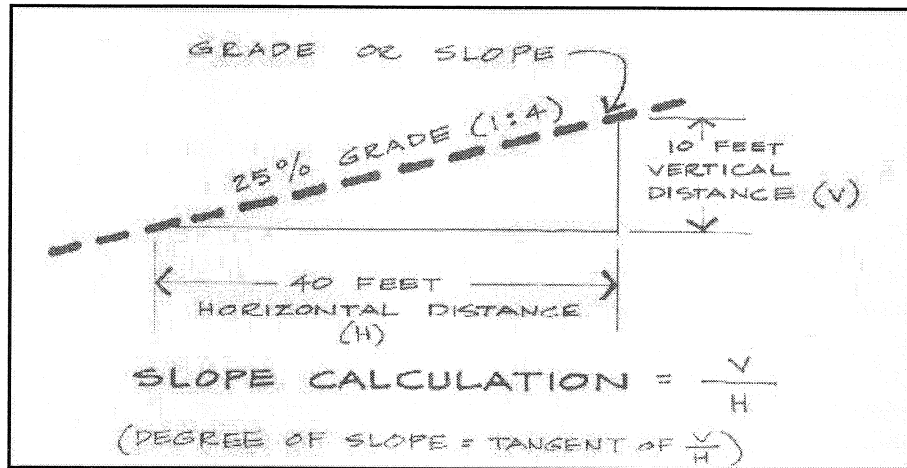
Slope. The deviation of a surface from the horizontal, usually expressed in percent, degree, or as a ratio of horizontal distance (run) to vertical distance (rise or drop) of a slope.

Slope percent is computed by dividing the vertical distance (V) by the horizontal distance (H), times 100 ($= V/H \times 100$). For example, a parcel of land that is 40 feet in length (H) that rises 10 feet in height (V) has a slope of 25 percent: $10 \div 40 \times 100 = 25$. See Figure 18.24-1.

Degree of slope is the tangent of the vertical distance divided by the horizontal distance ($= \text{tangent of } V/H$). See Figure 18.24-1.

The ratio horizontal distance (run) to vertical distance (rise) can be expressed, for example, as a 4:1 slope where the land has one foot of rise for every four horizontal feet. See Figure 18.24-1.

FIGURE 18.24-1: SLOPE CALCULATION



Special Event. Any show, exhibition, fair, carnival, theatre, or similar activity of a temporary nature as more particularly described in RMC 5.13.011.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Special Purpose District. A special purpose district is a base zoning district which has unique characteristics because of a specialized use which require special zoning regulations to provide for the use.

(Ord. No. 5431, § 2, 2-25-03)

Sports Arena, Stadium or Track. A facility where sports such as football, baseball, soccer or track are played.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Stable (Commercial) or Riding Academy. Barns and equestrian facilities to house horses and provide riding classes or equestrian activities to the public.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Stable (Private). A stable to house horses for the private use of the owner.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Stable Rock. A rock slope as certified by a Nevada registered engineer that will stand near vertical and provide perpetuity and stability against weathering.

Standard Specifications. The "Standard Specifications for Public Works Construction" hereinafter referred to as S.S.P.W.C. (a.k.a., the orange book), as adopted by the city council.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 5192, § 1, 10-10-00)

Start of Construction (for Floodplain Management purposes). For purposes of floodplain management, "start of construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent

construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

State's General Permit. The State of Nevada Division of Environmental Protection General Permit for Storm Water Associated with Construction Activity set forth in Chapter 445A of NRS and RMC Section 18.12.404 (Control of Construction Site Discharge), as amended.

(Ord. No. 5502, § 1, 9-24-03)

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six feet (1,829 mm) above grade, as defined herein, for more than 50 percent of the total perimeter or is more than 12 feet (3,658 mm) above grade, as defined herein, at any point, such usable or unused under-floor space shall be considered as a story.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Story, First. Lowest story in a building that qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than four feet (1,219 mm) below grade, as defined herein, for more than 50 percent of the total perimeter, or not more than eight feet (2,438 mm) below grade, as defined herein, at any point.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Street. A way for vehicular access and address assignment whether designated as a street, freeway, highway, parkway, throughway, road, avenue, drive, lane, boulevard, place, or however otherwise designated, but not including alleys or driveways.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Street, Collector. A street functional classification which relates to master plan documents and design standards. Collectors link local streets in neighborhood areas to arterial streets and provide access to abutting properties. STOP signs are often found at intersections with local streets, and intersections with arterial streets may have traffic signals. Typical width (curb to curb) is 40 feet in residential areas and 50 feet in commercial areas, with speed limits of 25 or 30 miles per hour.

Street, Local. A low speed, low-traffic-volume street that provides access to abutting properties in neighborhoods.

Street, Major Arterial. A functional classification for a street that accommodates large volumes of through traffic between city districts. Direct access is discouraged to individual properties, although limited access to major projects (i.e., business park, shopping mall, etc.) is allowable, provided such access does not compromise the roadway's ability to handle large volumes of through traffic. Access, parking and loading may be restricted or prohibited to improve capacity. Traffic signals are located at intersections with other arterials and some collector streets. The typical width provides for six travel lanes; speed limits on major arterials are usually 40--50 miles per hour.

Street, Minor Arterial. A minor arterial provides traffic access between neighborhoods and city centers. The minor arterial street is subject to some access control, channelized intersections, and parking restrictions, and is signalized at intersections with major arterial streets, other minor arterial streets and some collector streets. The city standard width of 68 feet allows for left turn lane and four travel lanes. Speed limits on minor arterials are typically 30--45 miles per hour.

Street, Private. A street which is to be owned and maintained by parties other than the city or other government agency.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Street, Public. A street owned by the city or other government agency.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Structure. Any construction principally above-ground, except a tent, trailer (mobile home) or vehicle. An object constructed or installed including, but not limited to, a building, tower, crane, smokestack, sign, overhead transmission line and an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Subdivider. A person who owns and causes land to be divided by means of a subdivision, parcel map or record of survey.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Subdivision. Pursuant to NRS 278.320, any land, vacant or improved, which is divided or proposed to be divided into five or more lots, parcels, sites, units or plots for the purpose of any transfer, development, or any proposed transfer or development.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Substantial Improvement (for Floodplain Management purposes). For purposes of floodplain management, any repair, reconstruction, or improvement to a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- (1) Before the improvement or repair is started, or
- (2) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

This term does not, however, include either: any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Surveyor. A person who is retained by the owner/developer and is currently licensed in the state as a land surveyor in accordance with NRS Ch. 625.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

SWPPP. Storm water Pollution Prevention Plan.

(Ord. No. 5466, § 1, 6-25-03)

Tandem. Two placed end to end as in tandem parking.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Tattoo Parlor, Body Painting and Similar Uses. A facility which provides personal services such as tattoos, body painting, body piercing and other similar uses as the primary function.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Taxidermist. A business where the skins of dead animals are prepared, stuffed, and mounted.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Temporary Carnival, Circus, Entertainment Event or Amusement Ride. Uses such as amusement arcades and parks, automobile shows, horse, dog, or pet shows, carnivals, exhibitions, art shows, fairs, theater events, and other similar temporary uses.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Temporary Christmas Tree Sales Lot and Similar Uses. A lot used to temporarily sell Christmas trees and other similar items.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Temporary Construction Field Office. A type of temporary construction structure; a temporary building used as an on-site construction office. .

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Temporary Construction Structures. Structures used only during the on-site construction of a building or subdivision.

Temporary Parking of Mobile Home. Any specified length of time less than 12 months.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Temporary Real Estate Sales Office. An office or a model home used to sell homes or buildings while the property is under development.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Temporary Stockpiling. The temporary storage of soil, paving materials, wood, or other similar displaced materials generated during a construction project. This includes the temporary storage of vehicles and supplies related to the associated construction project; and may include material processing as regulated in 18.08.204.

Tenant. A person entitled under a lease or rental agreement to occupy a dwelling unit to the exclusion of others.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80)

Tennis Courts. A facility to play tennis.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Tentative Map. A map made for the purpose of submittal to the city for application of a subdivision showing the conceptual design of the proposed subdivision and the existing and proposed physical conditions in and around it.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Theater (No Drive-Through). A facility with fixed seats for the viewing of movies or live presentations of musicians or other performing artists.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Towing and Impound Yard. A facility where towing trucks are stored and where towed vehicles are stored on a temporary basis.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Traffic Calming. The combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.

Traffic Control Device. A device as defined in Chapter 484 of the Nevada Revised Statutes and Chapter 6.06 of the Reno Municipal Code.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Transfer Station. A facility for the collection and transfer of solid waste.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Transient Lodging. Transient lodging is the rental of a room for a period of less than 28 consecutive days. Transient lodging is subject to the applicable provisions of Reno Municipal Code Chapter 2.10, Article III.

(Ord. No. 5804, § 1, 2-22-06)

Transitional Living Facility. A residence that provides housing and a living environment for persons who have been released from prison and who require assistance with reintegration into the community, other than such a residence that is operated or maintained by a state or local government or an agency thereof. A Halfway House does not include a facility for recovering alcohol and drug abusers or a facility for the treatment of abuse of alcohol or drugs. For the purpose of this definition a "person who has been released from prison" means (1) a parolee, (2) A person who is participating in (a) a judicial program pursuant to NRS 209.4886 or 213.625 or (b) a correctional program pursuant to NRS 209.4888 or 213.632, (3) a person who is supervised by the Division of Parole and Probation of the Department of Public Safety through residential confinement pursuant to NRS 213.371 to 213.410, inclusive, or (4) a person who has been released from prison by expiration of his term of sentence.

(Ord. No. 6118, § 5, 9-9-09)

Transient Parking. Parking intended to serve a transient use (e.g., parking for a temporary special event) or to serve transient persons or patrons (e.g., parking intended for the short-duration guests of a permitted hotel).

Travel Trailer. A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreation and vacation use; having a body width not exceeding eight feet, body length not exceeding 32 feet.

(Code 1966, § 16.33.020; Ord. No. 3798, § 1, 5-8-89; Ord. No. 5130, § 1, 2-22-00)

Trip. A one-way movement of vehicular travel from an origin (one trip end) to a destination (the other trip end).

Trip Generation. The attraction or production of trips caused by a certain type of land development.

Truck Stop/Travel Plaza. A development oriented to the service of trucks, including the sale of fuel to truck drivers, and provision for support facilities for truck drivers as set forth in 18.08.202(f)(14). Truck stops are designed to accommodate trucks and truck drivers, and may also be utilized by non-truck traffic and the interstate traveler. This facility allows for the temporary, daily, or overnight parking (excluding for the loading and unloading of cargo) of commercial motor vehicles which are en-route to or from a destination along an interstate freeway system, for free or for a fee that may be independent of any other use on the premises. The term "truck" shall mean a commercial vehicle driven by a 'truck driver' who is required to have a Class "A" CDL (Commercial Drivers License) license or equivalent.

(Ord. No. 5993, § 3, 12-12-07)

Truck Terminal. A business, service or industry involving the use of commercial vehicles in the loading, unloading and transportation of cargo. May also include the fueling, maintenance, servicing, storage or repair of commercial vehicles or the storage of cargo. This use does not include truck stops as defined elsewhere in this chapter or title.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5993, § 3, 12-12-07)

Truckee Meadows Region or "the Region". The entirety of the City of Reno, the entirety of the City of Sparks, and that area of unincorporated Washoe County that has been subject to transportation modeling in the development of the Regional CIP.

TV Broadcasting and Other Communication Service. A building or portion of a building used as a place for television broadcasting and similar activities.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Undisturbed. The ground surface in its original, natural state before any grading, excavation, or filling.

Uniform Fire Code. The edition of the fire code as adopted by the city council and in effect at the time of project approval.

(Ord. No. 4069, § 1, 3-26-91; Ord. No. 5192, § 1, 10-10-00)

Unit. For purposes of describing a condominium project, the elements of a condominium which are not owned in common with the owners of other condominiums in the project and which are designed and intended for individual ownership and use.

(Ord. No. 2857, § 1 (16.36.020), 6-23-80; Ord. No. 2906, § 1, 10-13-80)

U.S. EPA. United States Environmental Protection Agency.

(Ord. No. 5466, § 1, 6-25-03)

Utility, Alternative Systems. A common or individual solar, wind, or other non-fossil fuel utility system that requires a building permit for installation, is intended to reduce the costs of energy for a principle structure as an accessory use, and is not otherwise defined in this section as Electric Generating Plant, Electric Utility Substation, Utility Box/Well House, or Major Utilities.

(Ord. No. 6007, § 5, 2-27-08)

Utility Box/Well House. The structure used to cover wells or house utilities such as back-up generators or pumps.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Utility Installation, other than listed. A facility or area for a utility installation not specifically listed in Chapter 18.08 or this chapter.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Utility/Transmission Lines/Wells, Geothermal Energy. The structures, facilities, wells and transmission lines associated with producing and transmitting electricity or other energy via geothermal processes.

(Ord. No. 6124, § 6, 9-23-09)

Utility/Transmission Lines, Overhead (over 60 kv). Utility infrastructure primarily located above ground providing electrical power which is installed, operated and maintained by a municipality or a franchised utility company.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Utility/Transmission Lines, Underground (60 kv and under). Utility infrastructure primarily located under-ground providing electrical power which is installed, operated and maintained by a municipality or a franchised utility company.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Utilities, Major. See definition of the term "major utilities" above.

Variance. A grant of relief from the zoning, development, or design standards of this Title 18 which permits construction in a manner that would otherwise be prohibited by this title.

Vegetation Area, Established or Re-established; or Re-vegetation Area. A vegetation or re-vegetation area which has a visual vegetative coverage of 70 percent.

(Ord. No. 5502, § 1, 9-24-03)

Vegetative Coverage. Coverage with perennial plant and second-year annual grass species. Invasive weeds do not contribute to coverage. Excessive rilling (ruts) and large areas of re-vegetated areas which have been impacted by trespass are not acceptable as established.

(Ord. No. 5502, § 1, 9-24-03)

Vested Private Development Right. Right to undertake and complete the development and use of property under terms and conditions of a development agreement, which precludes any zoning or land use action concerning the subject land by the City of Reno which would alter, impair, prevent, diminish or otherwise delay the development or use of the property in the future.

(Ord. No. 4960, § 1, 1-26-99)

Video Arcade. A facility where video, laser tag and similar games are played.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Violation. The failure of a land use, building, structure, facility, or other development to be fully compliant with the regulations of this Title 18. For purposes of floodplain management, a structure or

other development without the elevation certificate, other certifications, or other evidence of compliance required by this title's floodplain management regulations is presumed to be in violation until such time as that documentation is provided.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

VMT. Vehicle Miles Traveled; refers to the number of miles traveled by all vehicles within a specified area over a specified time.

Warehouse/Distribution Center. An enclosed structure for the storage of goods for distribution or transfer to another location. This use may include accessory retail sales as defined in this section.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5938, § 3, 6-27-07)

Wash Rack, Outdoor. A portable system used to wash vehicles or other equipment that would not usually utilize a standard washing facility such as a car wash.

(Ord. No. 6124, § 6, 9-23-09)

Water Supply Ditch. A ditch conveying water for domestic or agricultural purposes that is owned and/or controlled by a ditch or utility company.

Water Surface Elevation. The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

(Ord. No. 3153, § 1, 1-9-84; Ord. No. 3529, § 1, 6-22-87; Ord. No. 3765, 2-27-89; Ord. No. 4418, § 1, 8-23-94)

Wedding Chapel. A facility which is principally rented to perform wedding ceremonies. Facilities may include a chapel, dressing rooms, offices, reception facilities, and/or gardens.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Welding Repair. Large-scale welding facilities. Does not include non-commercial personal use and use of small-scale welders by artists and similar craftsmen.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Wholesale. The sale of goods in large quantities for resale by a retailer or the sale of construction materials to general or subcontractors for use in the construction industry. Goods are sold in bulk quantities usually at a lower cost. This use may include accessory retail sales as defined in this section. This use does not include retail sales by membership clubs, which are classified as a retail use. Lumber, plywood and millwork yards such as building material establishments whose primary operations are directed to the general public as opposed to builders are also classified as a retail use.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02; Ord. No. 5938, § 3, 6-27-07)

Working Day. A calendar day, exclusive of Saturdays, Sundays, or city recognized holidays. Any other reference to days means calendar days.

(Ord. No. 3074, § 2, 4-11-83; Ord. No. 3125, § 1, 9-12-83; Ord. No. 3359, § 1, 2-10-86; Ord. No. 5091, § 1, 10-10-00)

Wrecking Yard, Salvage Yard, or Junk Yard (Outside). A yard or building where automobiles, machinery, appliances or other used commodities and equipment are stored, dismantled, and/or offered for sale as whole units or as salvaged parts.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Yard. A required open space on the same lot or parcel with a building or structure, extending between each property line and the projection of a building or structure that is closest to each property line, measured along a line at right angles to the property line. Yards are to be unoccupied and unobstructed, except as provided in Chapter 18.12.

Figure 18.12-1 in Chapter 18.12 of this title illustrates a variety of lot types and indicates which are the front, rear and side yards.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Yard, Front. A yard that extends the full width of a lot or site, the depth of which is the distance between the front property line that abuts a street, a freeway, or an access easement, and the projection of a building or structure that is closest to the front property line along a line at right angles to the front property line, excluding allowable projections set forth in Chapter 18.12 of this title. Access easements for purposes of this definition do not include access easements limited to emergency or secondary use or which are designed to facilitate proper circulation in parking lots, and do not provide primary access to any parcel.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Yard, Rear. A yard that extends the full width of a lot or site, the depth of which is the distance between the rear property line, which may or may not abut an alley, and the projection of a building or structure that is closest to the rear property line along a line at right angles to the rear property line, excluding allowable projections set forth in Chapter 18.12 of this title. A rear yard is typically parallel or nearly parallel to the front yard. On corner lots that do not abut an alley, there will be no rear yard.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Yard, Side. A yard other than a front or rear yard the depth of which is the distance between each side property line and the projection of a building or structure that is closest to each side property line along a line at right angles to the side property line, excluding allowable projections set forth in Chapter 18.12 of this title.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5195, § 3, 10-10-00; Ord. No. 5242, § 8, 5-22-01; Ord. No. 5294, § 2, 1-8-02)

Zoning Map Amendment. An amendment to the official zoning map typically intended to change the zoning district designation of a particular parcel or lot.

SECTION 5: Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

SECTION 6. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 7. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ____ day of _____, ___, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, ____.

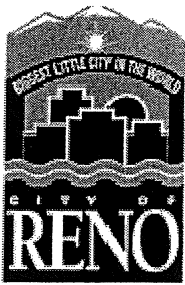
MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

TXT10-00009 (Stockpiling) - ord - CCH.doc



PROJECT REVIEW FORM
Ward Five Northwest Reno
Neighborhood Advisory Board

Case No. 60-10-00009

Date: 3/25/10

Case Name: Stockpiling

Case Planner: _____

NAB Member Name: Ellen Jacobson

Community Liaison: Marcus A. White

NAB COMMENTS:

looks very reasonable — I'm concerned
about overlap with road construction
and conflicts in rules that go with it

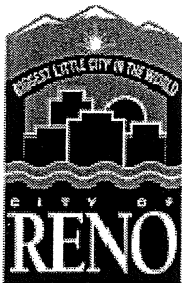
Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Ellen Jacobson
NAB Member Signature



PROJECT REVIEW FORM
Ward Five Northwest Reno
Neighborhood Advisory Board

Case No. Zoning Text Amendment Date: 3/25/10
Case Name: Stockpiling (TX+10-00009)
Case Planner: _____
NAB Member Name: _____
Community Liaison: Marcus A. White

NAB COMMENTS:

Reasonable storage time for local
construction seems appropriate, just
limit back to back projects.

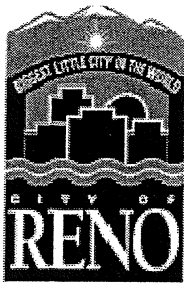
Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:


NAB Member Signature



PROJECT REVIEW FORM
Ward Five Northwest Reno
Neighborhood Advisory Board

Case No. TX110-00009

Date: 3-25-10

Case Name: Stockpiling

Case Planner: _____

NAB Member Name: Jude Mayne

Community Liaison: Marcus A. White

NAB COMMENTS:

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

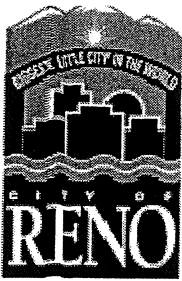
SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

~~No modifications~~ Make the stockpiling guidelines and limitations
very clear to contractors/utility workers and incentivise them to comply

NAB Member Signature



PROJECT REVIEW FORM
Ward Five Northwest Reno
Neighborhood Advisory Board

Case No. TXT10-0009 Date: 3/25/10
Case Name: Stockpiling
Case Planner: Claudia
NAB Member Name: Peters, Sally
Community Liaison: Marcus A. White

NAB COMMENTS:

Makes sense to have the
stockpiling closer to
the projects if it is
going to be well controlled
& regulated.

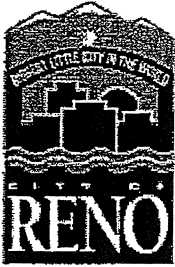
Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Sally Peters
NAB Member Signature



PROJECT REVIEW FORM
Ward Four Northeast Reno
Neighborhood Advisory Board

Case No. _____

Date: 3/8/10

Case Name: Stockpiling

Case Planner: _____

NAB Member Name: _____

Community Liaison: Lisa Mann

NAB COMMENTS:

*Good idea as long as it temporary and time
limit after project completion.
Special consideration given to residential lots.*

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Jackie Izquierdo
NAB Member Signature



PROJECT REVIEW FORM
Ward Four Northeast Reno
Neighborhood Advisory Board

Case No. Stockpiling Regulations

Date: 3/8/2010

Case Name: _____

Case Planner: _____

NAB Member Name: Robert Davis

Community Liaison: Lisa Mann

NAB COMMENTS:

Controls appear to be reasonable - Dust Control Regulations
should be spelled out.

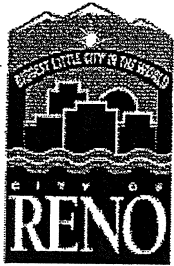
Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Robert Davis
NAB Member Signature



PROJECT REVIEW FORM
Ward Five Old Northwest Reno
Neighborhood Advisory Board

Case No. _____

Date: 3/11/2010

Case Name: Zoning text Amendment review relating to Stockpiling

Case Planner: _____

NAB Member Name: _____

Community Liaison: Marcus A. White

NAB COMMENTS:

Stockpiling? How is this different then Outdoor storage?
Bonding? Would we require bonding beyond just Performance
Bonds? ~~then~~
Something is very fishy here, not sure
what it is? why not change the proposed language to say
only "Public Agencies" or "Public Entities"?

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

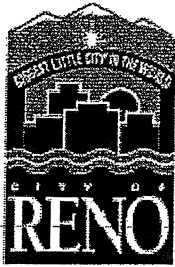
SAMPLE ISSUES:

Auto & Pedestrian Access	Public/Fire Safety	Architecture	School Impact
<u>Neighborhood Compatibility</u>	Traffic	Building Height	<u>Pollution</u>
Intensity/Density	Signage	Landscaping	Privacy
Good Location	Lighting	Environmental Concerns	

Suggested modifications to the proposal to address NAB concerns:

Andy Simpson

NAB Member Signature



PROJECT REVIEW FORM
Ward Five Old Northwest Reno
Neighborhood Advisory Board

Case No. _____

Date: 11 March 2010

Case Name: Zoning Text Amend review, amend reg. related to stock piling

Case Planner: _____

NAB Member Name: Stephen Mountford

Community Liaison: Marcus A. White

NAB COMMENTS:

Stockpiling construction material is fine, so long as the area/property is maintained and kept "clean". Upon completion of the project, the site is absolutely cleaned up and restored to its pre-project condition.

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Stephen Mountford

NAB Member Signature